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Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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Stoneacre
COMMERCIAL

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267, Selby Road, Halton Distric Centre, LS15 7JR £9,950 Per Annum

A single storey shop providing retail / office accommodation located just off Selby Road within the Halton Shopping Centre and neighbouring stores include Matalan, Lidl, Tesco Express and Halton Pharmacy.

Selby Road is off York Road, the main A64 approximately two miles east of Leeds city centre or can be approached from the A6120 Ring Road at the Halton roundabout.

- 345 Sq ft
- Security Shutters
- Ample Surrounding Free Parking

LOCATION

The property is located just off Selby Road within the Halton Shopping Centre and neighbouring stores include Matalan, Lidl, Tesco Express and Halton Pharmacy.

Selby Road is off York Road, the main A64 approximately two miles east of Leeds city centre or can be approached from the A6120 Ring Road at the Halton roundabout.

DESCRIPTION

A single storey modern shop providing retail / office accommodation currently configured as a salon /sales area with treatment / fitting room / office. To the rear there is a kitchenette and WC.

The unit benefits from external security shutters.

ACCOMMODATION

The property comprises the following space:-
Salon /sales area 252 sq ft - - - 23.38 m2
Consulting room / office 59 sq ft - - - 5.52 m2
Kitchenette 3.15 sq ft - - - 34m2

TOTAL 345 sq ft - - - 32.08 m2

plus
W/C

TERMS

The property is currently vacant and is immediately available for occupation.

The current owners seek a Full Insuring and repairing Lease of £9,950 per annum.

We are informed that VAT is not payable.

ENERGY PERFORMANCE CERTIFICATE

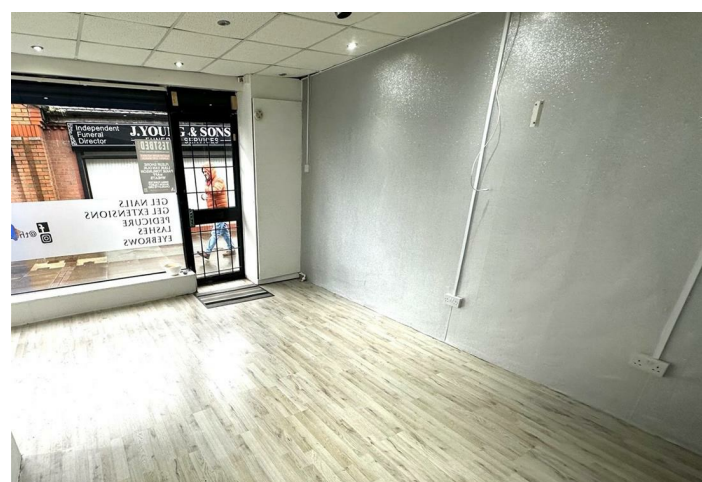
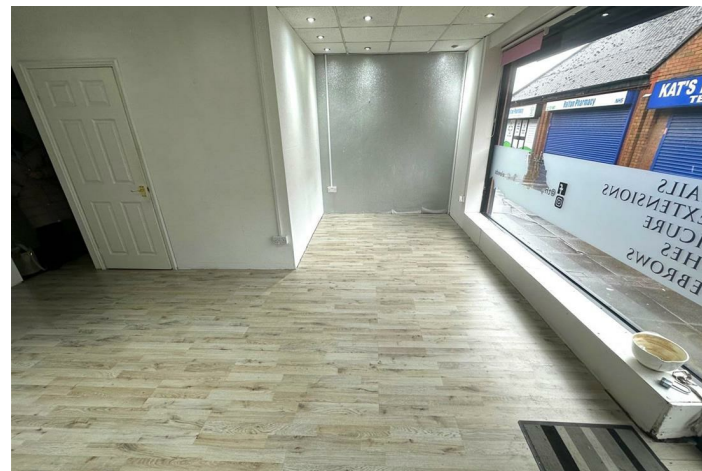
Energy Performance Certificate for this property is:-

0273-4116-2256-0664-1819

Rating C-55

This can be viewed on:-

<https://find-energy-certificate.service.gov.uk/energy-certificate>



BUSINESS RATES

According to the Valuation Office Agency website, we understand this property has a current rateable value of £6,200RV

100% Small Business Rates Reduction is applicable - subject to status
ZERO PAYABLE

VIEWINGS

For further information or to arrange a viewing, please contact:-

Peter Davies - Tel: 0113 237 0999

peter@stoneacreproperties.co.uk

MISREPRESENTATION ACT

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared March 2024

