

Disclaimer-You may download, store and use the material for your own personal use and research.You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website,online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent.The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct.Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chape;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

BUY SELL RENT MANAGEMENT FINANCE LEGAL

www.stoneacreproperties.co.uk

rightmove

The Property Ombudsman

Leeds City Council

onTheMarket.com



Stoneacre
COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

01132370999

peter@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



Easy Road, LS9 0AB

£499,000

Freehold Investment offered with Vacant Possession prominently situated at the junction of Easy Road and Pontefract Lane approx 1.5 miles from Leeds City Centre. Pontefract Lane forms part of the A63 which connects with the M1 motorway at Junction 45.

- 5250 sq ft
- Good frontage / parking
- Easy access to Motorway Network

LOCATION

The property is prominently situated at the junction of Easy Road and Pontefract Lane approx 1.5 miles from Leeds City Centre. Pontefract Lane forms part of the A63 which connects with the M1 motorway at Junction 45.

DESCRIPTION

The property is currently configured as part Retail and part motor repair and service garage. Mixeduse can be maintained or the propert be returned back to single use .

The frontage is usable for car parking or vehicle storage.

ACCOMMODATION

The property provides the following accommodation:-

Ground floor Retail 289.01m2 3110 sq ft
Ground floor Motor Garage 187.33m2 2015 sq ft

Total 476.35 m2 5125 sq ft

Plus W/C

Plus frontage / parking

PRICE

Offers in the region of £499,000 for the freehold interest are invited.

We are informed that VAT is not applicable to this sale.

TENANCY

The property is offered with Vacant Posession:-

PLANNING

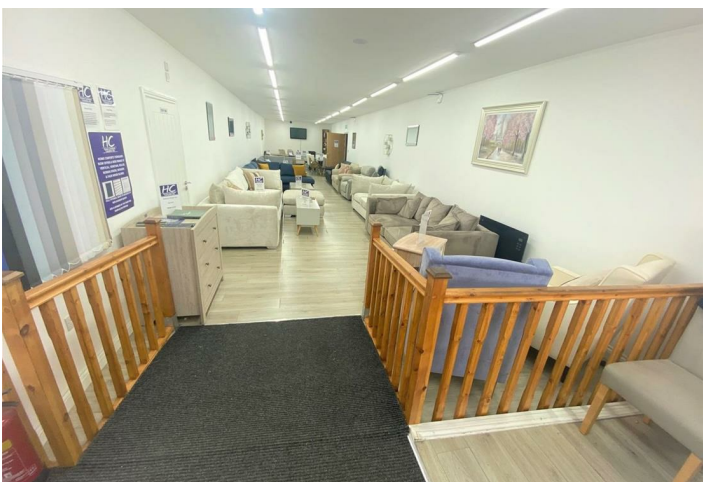
All enquiries regarding planning matters should be directed to Leeds City Council Planning Dept Council.

BUSINESS RATES

According to the Valuation Office Agency website, the current rateable value is:-

£15,250 RV

Interested parties are advised to make their own enquiries in this respect.



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is currently being assessed

This can shortly be viewed on www.gov.uk/find-energy-certificate

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999

MISREPRESENTATION ACT 1967

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.

No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.

All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT.
Details prepared August 2022

