

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 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.



**Stoneacre**  
**COMMERCIAL**

Stoneacre Properties  
184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

01132370999  
peter@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk



208, Selby Road, Halton, LS15 0LF Offers In The Region Of £248,000

#### TENANTED INVESTMENT

Fabulously fitted out Tattoo Studio fronting Selby Road in mid parade position facing Halton Shopping Centre, opposite Tesco Express. Other neighbouring stores includes Matalan, Lidl and Halton Pharmacy. Selby Road is off York Road, the main A64 and is approximately two miles east of Leeds city centre or can be approached from the A6120 Ring Road & the New East Leeds Orbital Road.

- 939 Sq ft
- Tenanted Investment
- New 5 Year Lease
- Fabulously Fit-Out

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

www.stoneacreproperties.co.uk

rightmove

BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman  
The Government Ombudsman  
OnTheMarket.com

## LOCATION

Retail shop unit fronting Selby Road in mid parade position facing Halton Shopping Centre, opposite Tesco Express. Other neighbouring stores includes Matalan, Lidl and Halton Pharmacy.

Selby Road is off York Road, the main A64 and is approximately two miles east of Leeds city centre or can be approached from the A6120 Ring Road & the New East Leeds Orbital Road.

## DESCRIPTION

The property forms part of a larger building being of traditional construction comprising a retail parade with residential accommodation above.

The available premises is fabulously fitted out a high standard and is currently occupied by Black Ink Tattoo Studio.

The interior benefits from suspended ceiling with Air conditioning cassettes and LED lighting.

The property benefits from 3 phase electric supply should it be required by any time.

## ACCOMMODATION

The property provides the following accommodation:-

Ground floor retail zone a 30.86 m2 332 sq ft  
Ground floor retail zone b 30.99 m2 333 sq ft  
Ground floor retail zone c 21.38 m2 230 sq ft  
Ground floor retail zone remaining 4.03 m2 43 sq ft

Total 87.29 m2 939 sq ft

## PRICE

Offers invited in the region of £248,000 for the 999 year leasehold interest

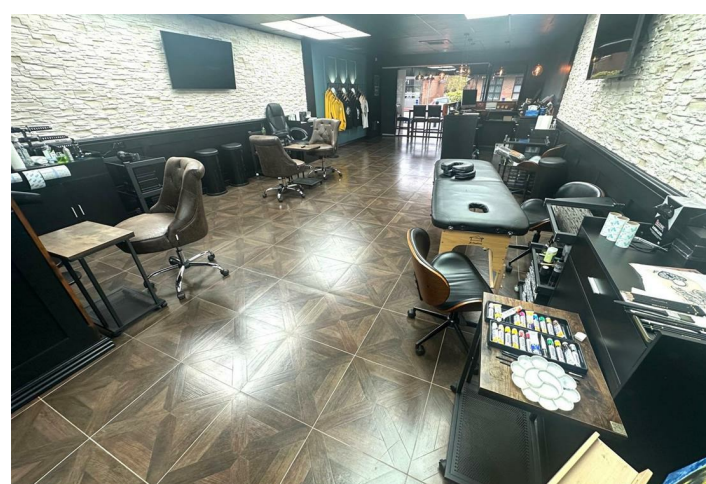
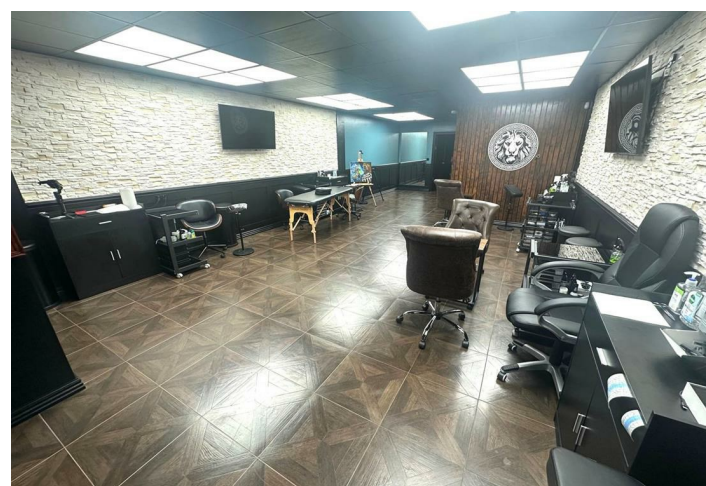
Lease commenced 2005 - 979 years remaining!

We are informed that VAT is applicable to this sale.

## TENANCY

The property is currently occupied by Black Ink Tattoo Studio who will enter into a new Lease term directly with the Buyer commencing simultaneously with the Sale Completion.

subject to:-  
- 5 year Lease  
- Rental £18,000 per annum  
- Internal repairing & insuring terms



## SERVICE CHARGE

There is an annual estate service charge including Building Insurance.

Current year cost £1,200

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:- currently being assessed.

This can be shortly be viewed on <https://find-energy-certificate.service.gov.uk>

## BUSINESS RATES

The property has been assessed by the Valuation Office at £11,500RV

Subject to substantial partial Small Business Rate relief.

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

## VIEWINGS

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

Peter Davies - Tel: 0113 237 0999  
[peter@stoneacreproperties.co.uk](mailto:peter@stoneacreproperties.co.uk)

## MISREPRESENTATION ACT

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

1. 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.
2. 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.
3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.
4. 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 OR LEASE.

Details prepared Nov 2025

