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

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Stoneacre
COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

01132370999

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



Main Street, Allerton Bywater, WF10 2DL

£250,000

The iconic 'Old Council Buildings' on Main Street, Allerton Bywater is offered with Vacant Possession and enjoys development potential for both commercial and residential use (subject to planning consent).

The property is close to the junction with Park Lane and is situated approx 12 miles from Leeds, 11 miles from Wakefield and 3.5 miles from J32 of the M62 providing access to the wider national motorway network. It benefits a semi rural setting and enjoys commanding views across the wetlands reserves and the Aire Valley.

- 929 sq ft
- Site Area 3800 sq ft
- Development Potential
- Residential Development (Subject to Planning consent)
- commanding views over Wetland

LOCATION

The 'Old Council Buildings' are located on Main Street, Allerton Bywater close to the junction with Park Lane and is situated approx 12 miles from Leeds, 11 miles from Wakefield and 3.5 miles from J32 of the M62 providing access to the national motorway network. It benefits a semi rural setting and enjoys commanding views across the wetlands reserves and the Aire Valley.

DESCRIPTION

For some years the property has been used as a base for an electronics company and current owners are now retiring.

This Late victorian property of brick construction is bounded by a generous sized yard providing off - street parking and is well suited for a variety of uses.

Alternatively the property can be redeveloped to provide a fabulous period residential property (subject to planning consent).

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

ACCOMMODATION

The property provides the following accommodation:-

Ground floor 40.30 m2 434 sq ft
First Floor 45.58 m2 490 sq ft

Total 85.88 m2 924 sq ft

Plus:-
W/c's
Extensive lower basements area

Within:-
Site area 353 m2 3,800 sq ft

PRICE

Offers of £250,000 are invited for the Freehold Interest with VACANT POSSESSION

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



BUSINESS RATES

According to the Valuation Office Agency website, the current rateable value is:- £3,600 RV

Subject to 100% Small Business Rates Relief.

ZERO PAYABLE

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates for this property is :-

currently being produced and will be provided shortly

VIEWINGS

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

MISREPRESENTATION ACT 1967

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT.
Details prepared July 2023

