

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



Richardson Road, LS9 9BQ

Offers Around £350,000

Mixed Use investment property with development potential comprising retail unit and large 4 bed residential accommodation on Richardson Road just off Osmondthorpe Road.

- INVESTMENT OPPORTUNITY
- DEVELOPMENT POTENTIAL
- MIXED USE
- RESIDENTIAL/COMMERCIAL
- DETACHED PROPERTY
- RETAIL 969 SQ FT
- RESIDENTIAL FOUR BED ROOMSS
- POPULAR LOCATION

LOCATION

Stoneacre Properties are delighted to offer this Mixed-Use investment property with development potential comprising retail unit and large 4 bed residential accommodation on Richardson Road just off Osmondthorpe Road.

DESCRIPTION

The property of brick construction under a tiled pitched roof provides two storey accommodation within a large mainly paved garden to the front side and rear.

There is significant scope for reconfiguration to further enhance the mixed-use status or to convert the whole property to residential use (subject to planning).

ACCOMMODATION

The property provides the following accommodation:-

GROUND FLOOR COMMERCIAL

G/F Retail 58.7 m2 632 sq ft
G/F storage 31.3 m2 337sq ft
Total GF area 90.0 m2 969 sq ft

RESIDENTIAL

Private entrance leading to a spacious four bedroom home. Comprising: To the first floor, kitchen/diner, two reception rooms, shower room, inner hall with access to retail unit. To the second floor is four bedrooms and a bathroom.

Externally the property has a large low maintenance garden.

PRICE

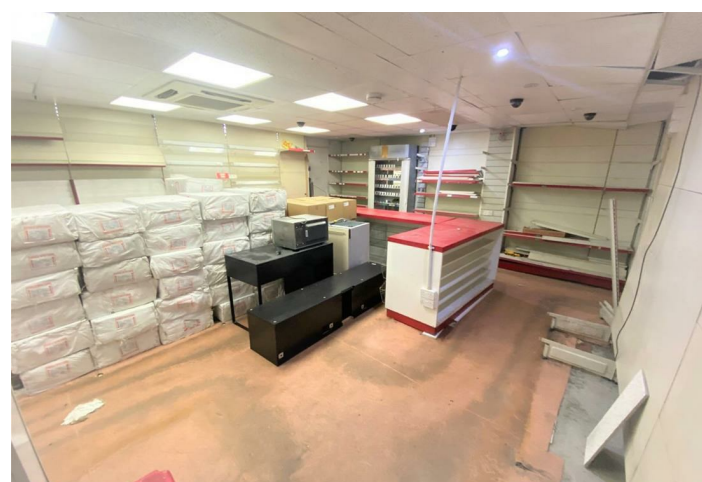
£350,000 for the freehold interest of the property.

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:- £5,500 RV

Subject to 100% Small Business Rates Relief.
ZERO PAYABLE



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

5450-1571-3524-3517-7863

Rating B- 29

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

TENANCY

The property is available with Vacant Possession.

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 2370999 or Tammy Nottingham of 0113 2609111.

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.

MISDESCRIPTONS 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 July 2022

