

FOR SALE



Prominent Retail Shop
Potential for use as a dwelling

490 HARROGATE ROAD, LEEDS, LS17 6DL



- Prominent Main Road position
- Close to Moortown
- First time on market for thirty years
- Suitable for a variety of uses

Offers in excess of £295,000

1,148 sq. ft (107 m2)

490 HARROGATE ROAD, ROAD, LEEDS, LS17 6DL



LOCATION

The property occupies a very prominent position on the A61 Harrogate Road just North of Moortown. Readily accessible for the Leeds Outer Ring Road and about five miles from Leeds City Centre. The property stands in a block of residential and commercial properties close to the junction with Sandhill Lane.

DESCRIPTION

The four-storey building comprises a retail shop with office/ancillary space but could be suitable for a variety of uses including residential. The property is of traditional construction with walls faced in stone under a blue slated pitched roof. The property has a small forecourt to the front and substantive display window at ground floor level.

ACCOMMODATION

	m2	ft2
BASEMENT		
Three store cellars	30	321
Ground floor main sale	22	233
Shop		
Annex sales	9	99
First floor front	25	270
Workroom and kitchen		
Second floor workroom	21	225
WC with washbasin and WC		
TOTAL	107	1148

The accommodation benefits from gas fired central heating.

If the property was used for residential purposes the ground floor would provide space for a living room, additional living space in the extension and kitchen to the rear. At first floor level the front room would be used as a bedroom and there is a rear room which could also be a bedroom or a bathroom. There are two rooms at second floor level potentially providing space for two further bedrooms.

SERVICES

The property benefits from all main services and gas fired central heating is installed. No test of the services has been made but purchasers should rely on their own investigations.

RATEABLE VALUE

The property has the below entry in the 2023 rating assessment list. Interested parties should confirm these with the Local Authority.

Rateable Value	Estimated rates payable
£9,800	£4,900

Occupiers may be able to claim small business rate relief, but enquiries should be made of Local Rating Authority.

TERMS

The property is offered freehold at offers in excess of £295,000.

VAT

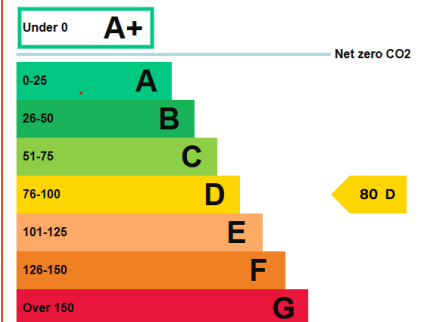
Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

This property's energy rating is D.



VIEWING

By appointment only
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JANUARY 2025

Nabarro McAllister









Subject to Contract

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