

## Restaurant / Retail Premises For Sale



48 Harrogate Road, Leeds, LS7 4LA

**APPROX 955 sq ft (88.75 sq m)**

- Prominent Location
- On Main Arterial Road

## PROPERTY DETAILS

### Location

The premises are located on the Harrogate Road, one of the main arterial roads in North Leeds.

The property is situated on a retail parade of mainly purpose-built retail units. Occupiers in the immediate vicinity include Natwest Bank, Medichem Pharmacy, Pizza Hut Delivery and Tesco Express. Across the road is The Three Hulats, a Wetherspoons Pub and a Lidl Supermarket.

### Accommodation

The premises are on ground floor only and comprise an open plan restaurant/retail area with storage areas and toilet facilities to the rear. There is a covered area to the front of the building with built in seating for approximately 20 people.

### Ground Floor

955 Sq Ft (88.75 Sq M)

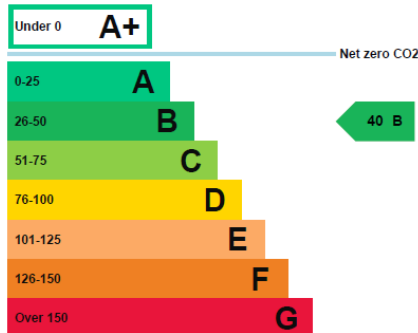
### Tenure

The premises are freehold.

### Sale

The property is for sale at £275,000

### EPC



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

### Ratable Value

The property is assessed by VOA at £16,500.

### Further Information/ Viewing

For further information or to arrange an inspection please contact:

**Graeme Walker**  
 Wetherby Property Management  
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**Subject to Contract**  
 Details prepared July 2023



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