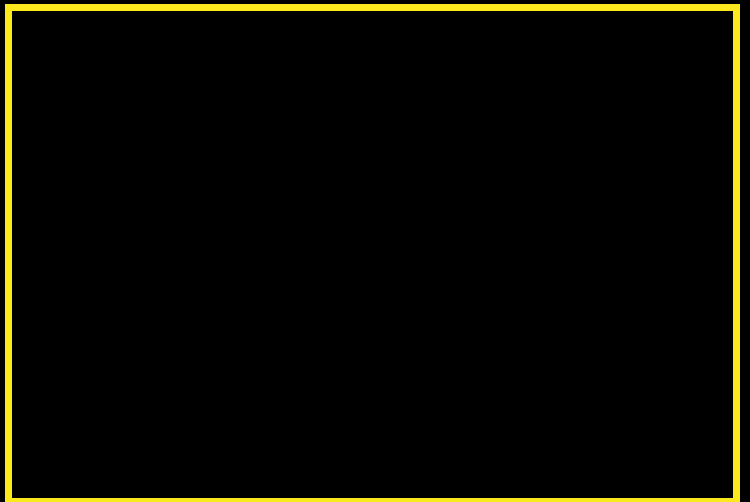
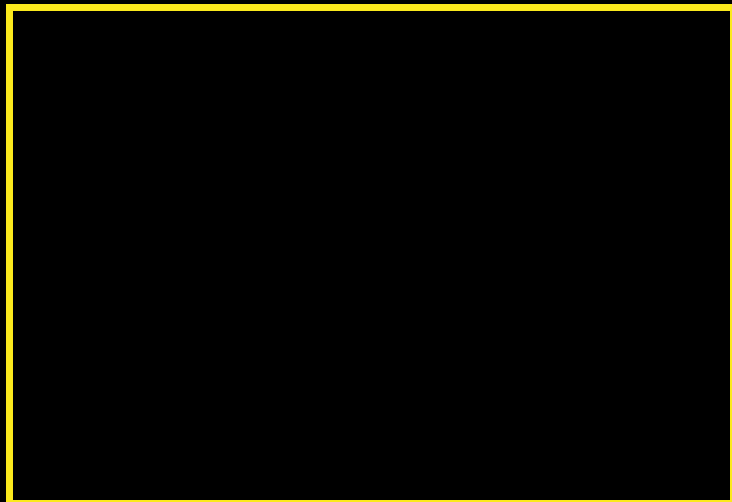


Mike
Dobson



Building 17 Austhorpe Road
Crossgates, Leeds, LS15 8BA

£350,000

Building 17 Austhorpe Road

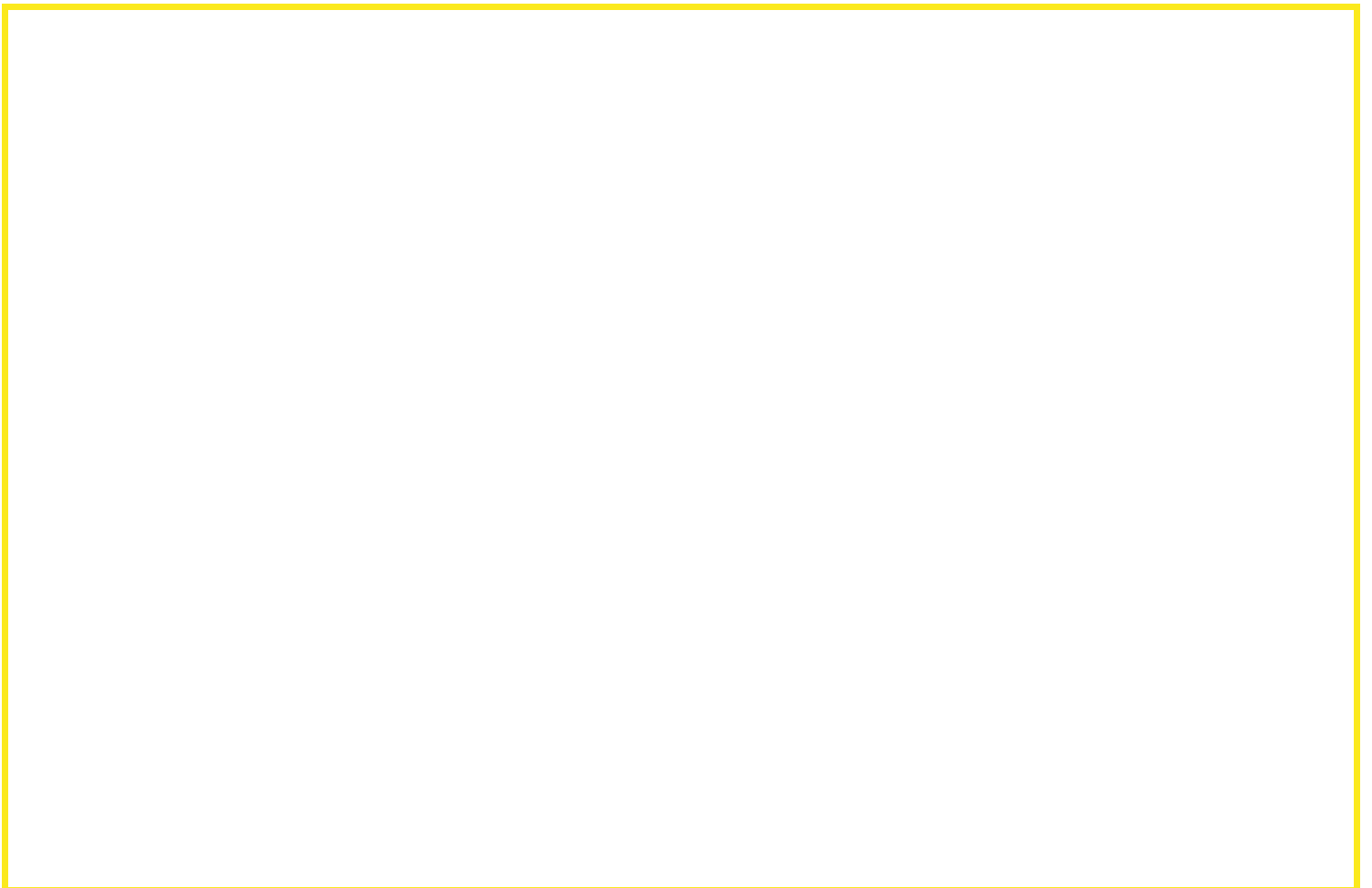
An exciting investment opportunity to purchase this commercial premises set within the heart of Crossgates with a tenant in situ having a well established business. There is also the benefit of a top floor flat with a tenant in situ.

The accommodation briefly comprises: ground floor pharmacy with WC and storage areas, basement used for storage, first floor used by the same tenants as further storage which is a two bedroom flat and a one bedroom second floor flat let to separate tenants. The shop front abuts the main shopping street in Crossgates with parking areas to the rear.

The building currently brings in an annual rent of £22,040.

Further information is available on request from our Garforth office.






Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Directions

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <https://www.mdobson.co.uk>