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105 & 109, Selby Road, Halton, LS15 7JG

£469,000

INVESTMENT / DEVELOPMENT OPPORTUNITY

Mixed use property providing Ground floor Convenience store shop unit and 2 duplex 2 bed apartments on Selby Road off York Road A64 in a predominately residential area and yet close to Halton Shopping Centre.

Alternatively Full Planning Permission has been granted for conversion to 5 apartments.

- Investment / Developer Potential
- Convenience store / 2 appts
- Very prominent

LOCATION

Mixed use investment property on Selby Road off York Road A64 in a predominately residential area and yet close to Halton Shopping centre.

DESCRIPTION

The property is of brick construction with a pitched tiled roof and provided accommodation for Ground floor Convenience store shop unit and 2 duplex 2 bed apartments. All 3 are offered in good condition and are ready for reoccupation.

Alternatively the property can be converted into 5 apartments, 3x 2 bedrooms and 2x 1 bedroom.

Full Planning Permission has been granted for this opportunity and full details and plans are located at:-

[https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?keyVal=RG4OQSJBGIF00&activeTab=summary)

keyVal=RG4OQSJBGIF00&activeTab=summary
Reference 22/05431/FU

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

ACCOMMODATION

The property provides the following accommodation:-

GROUND FLOOR CONVENIENCE STORE

Ground floor retail zone a 57.9 m2 623 sq ft
Ground floor retail zone b 15.3 m2 145 sq ft
Ground floor internal storage 20.2 m2 217 sq ft
Ground floor mess/staff room 24.7 m2 265 sq ft

Ground floor total 118.1 m2 1,271sq ft

plus:-

w/c

large garage / bstores

Extensive basement

1st & 2nd FLOOR DUPLEX APARTMENT 105-109 SELBY RD

Hall stairs & landing, living room, kitchen, bathroom & 2 x bedrooms

Appt size 93 m2 1000 sq ft

1st & 2nd FLOOR DUPLEX APARTMENT 4 LUCY AVE

Hall stairs & landing, living room, kitchen, bathroom & 2 x bedrooms

Appt size 88 m2 947 sq ft

Plus yards to both left and right sides

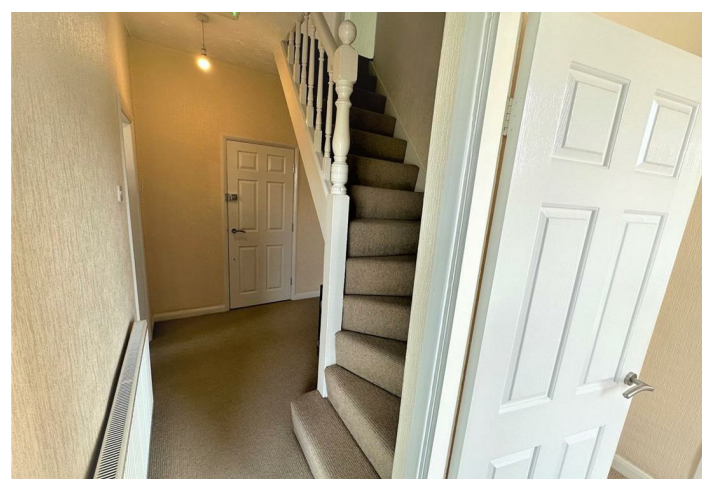
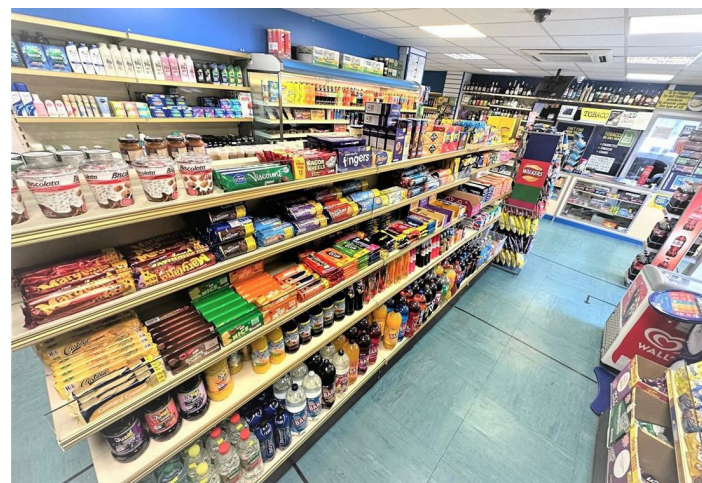
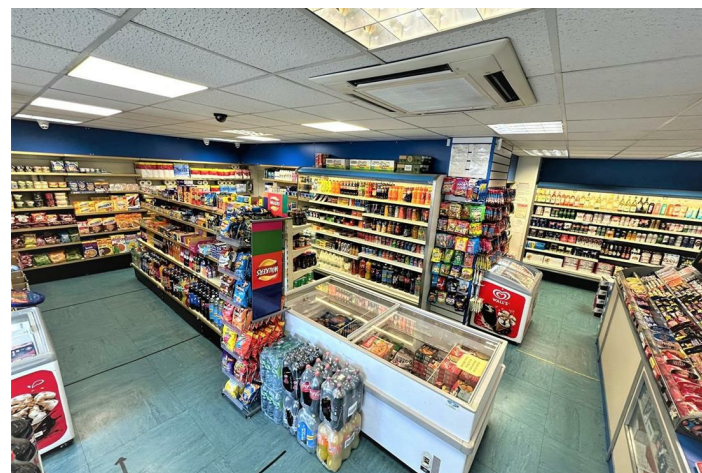
PRICE

Offers of £469,000 are invited for the Freehold Interest with VACANT POSSESSION

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

The business, fixturing, fittings equipment and licences are not included in the Sale price but are available if required. Price separately by negotiation.

The current Tenant of 4 Lucy Ave advise that they would like to remain in occupation if agreeable and at a rental of £650 pcm / £7,800 pa



BUSINESS RATES

According to the Valuation Office Agency website, the current rateable value is:- £12,750 RV

Subject to partial Small Business Rates Relief.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for retail shop 105-109 Selby Rd :-
0799-0748-8030-6800-5603 - - - Rating D-84

Energy Performance Certificate for appt 105 - 109 Selby Rd :-
2568-3004-5207-4749-9200 - - - Rating D-59

Energy Performance Certificate for Appt 4 Lucy Ave-
9020-2911-4000-2200-2721 - - - Rating D-59

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

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

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 May 2023

