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**Stoneacre**  
**COMMERCIAL**

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2, Main Street, Allerton Bywater, WF10 2DL

£250,000

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 Chapel 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.

The iconic 'Old Council Buildings' on Main Street, Allerton Bywater is offered with Vacant Possession and enjoys development potential for both commercial and residential use (subject to planning consent).

The property is close to the junction with Park Lane and is situated approx 12 miles from Leeds, 11 miles from Wakefield and 3.5 miles from J32 of the M62 providing access to the wider national motorway network. It benefits a semi rural setting and enjoys commanding views across the wetlands reserves and the Aire Valley.

- 929 sq ft
- Site Area 3800 sq ft
- Development Potential
- Residential Development (Subject to Planning consent)
- commanding views over Wetland

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## LOCATION

The 'Old Council Buildings' are located on Main Street, Allerton Bywater close to the junction with Park Lane and is situated approx 12 miles from Leeds, 11 miles from Wakefield and 3.5 miles from J32 of the M62 providing access to the national motorway network. It benefits a semi rural setting and enjoys commanding views across the wetlands reserves and the Aire Valley.

## DESCRIPTION

For some years the property has been used as a base for an electronics company and current owners are now retiring.

This Late victorian property of brick construction is bounded by a generous sized yard providing off - street parking and is well suited for a variety of uses.

Alternatively the property can be redeveloped to provide a fabulous period residential property (subject to planning consent).

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

## ACCOMMODATION

The property provides the following accommodation:-

Ground floor 40.30 m2 434 sq ft  
First Floor 45.58 m2 490 sq ft

Total 85.88 m2 924 sq ft

Plus:-  
W/c's  
Extensive lower basements area

Within:-  
Site area 353 m2 3,800 sq ft

## PRICE

Offers of £250,000 are invited for the Freehold Interest with VACANT POSSESSION

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:- £3,600 RV

Subject to 100% Small Business Rates Relief.

ZERO PAYABLE

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates for this property is :-

currently being produced and will be provided shortly

## VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999

## MISREPRESENTATION ACT 1967

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All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

## MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT.  
Details prepared July 2023

