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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.

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117-119, Victoria Road, Headingley, LS6 1DR

Offers Over £349,000

INVESTMENT OPPORTUNITY

Mixed-use property located midway between A660 Woodhouse Lane and Cardigan Road withing the Hyde Park area of Leeds. There is quick and easy access to Leeds Universities & colleges, Leeds City Centre and also the popular suburban centre of Headingley.

This position enables good access to local shopping and transport facilities as well as being in a popular student and young professionals area.

- Investment Opportunity
- Development Potential
- Convenience Store with Appt
- Unique Trading Position
- Area Popular with Students & Young Professionals

LOCATION

The property is located midway between A660 Woodhouse Lane and Cardigan Road within the Hyde Park area of Leeds. There is quick and easy access to Leeds Universities & colleges, Leeds City Centre and also the popular suburban centre of Headingley.

This position enables good access to local shopping and transport facilities as well as being in a popular student and young professionals area.

DESCRIPTION

The property is of brick construction with a pitched tiled roof and provided accommodation as ground floor convenience store shop unit and a 3 bedroom 2 bathroom apartment to the upper floors,

The retail and living accommodation are readily separable. The shop unit and basement could be reconfigured to provide duplex living accommodation.

ACCOMMODATION

The property provides the following accommodation:-

GROUND FLOOR CONVENIENCE STORE
Ground floor retail zone a 32.3 m2 348 sq ft
Ground floor internal storage 9.5 m2 102 sq ft

Total Retail 41.8 m2 450 sq ft

plus:-
Full height Basement 20.1 m2 2161sq ft
ground floor w/C
w/c

1st & 2nd FLOOR DUPLEX APARTMENT
Hall stairs & landing, living room, kitchen, 2x bathroom, 3x double bedrooms

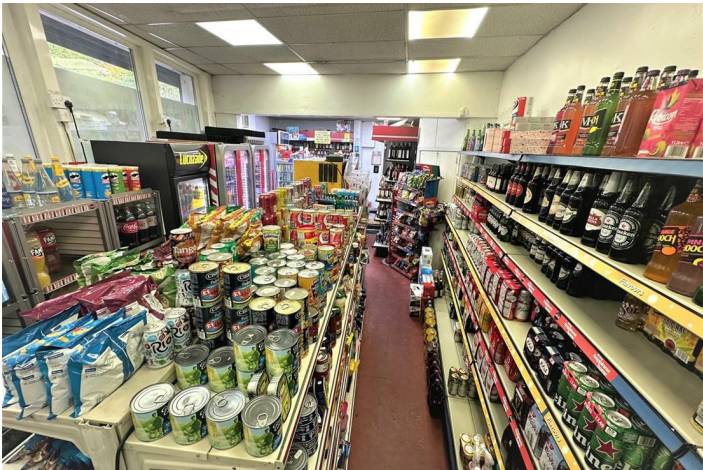
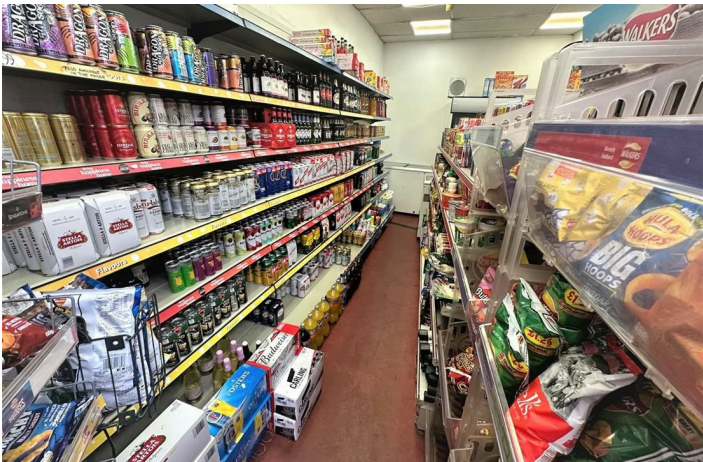
Plus yard to rear

PRICE

Offers over £349,000 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.



BUSINESS RATES

According to the Valuation Office Agency website, the current rateable value is:- £9,200 RV

Subject to partial Small Business Rates Relief.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

8752-0743-4554-1484-8585
Rating D-94

This 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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The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

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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 revised March 2024

