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17 & 17a, Lowtown, Pudsey, LS28 7BQ

Asking Price £300,000

MIXED-USE INVESTMENT POTENTIAL

Shop unit and separate duplex 3 bedroomed apartment to the first and second floors fronting Lowtown close to the heart of Pudsey Town Centre.

Pudsey is a thriving commercial town home to a number of national and local retailers and restaurants

The A647 Stanningley Road Bypass lies approximately ¼ mile from the premises which affords easy access to both Bradford and Leeds city centres.

- 1423 sq ft
- Mixed-Use Investment
- Retail Unit
- 3 bedroom duplex apartment
- Central Pudsey

LOCATION

The property is situated fronting Lowtown close to the heart of Pudsey Town Centre.

Pudsey is a thriving commercial town home to a number of national and local retailers and restaurants

The A647 Stanningley Road Bypass lies approximately ¼ mile from the premises which affords easy access to both Bradford and Leeds city centres.

DESCRIPTION

The property is of stone construction with a pitched tiled roof and provided mixed-use accommodation.

The ground floor shop unit current configured as and trading as a Hair & Beauty salon and to the rear, there is a gated yard leading to a duplex 3 bedroomed apartment on the first and second floors.

ACCOMMODATION

The property provides the following accommodation:-

17 LOWTOWN - SHOP UNIT:-

Ground floor salon 29.61 m2 - 319 sq ft
Ground floor wash station 10.13 m2 - 109 sq ft
Ground floor prep area 4.12 m2 - 44 sq ft
Ground floor store 2.12 m2 - 23 sq ft
Ground floor w/c

Ground floor total 45.98 m2 - 495sq ft

17a LOWTOWN, DUPLEX APARTMENT

1st Floor lounge 25.52 m2 - 275 sq ft
1st Floor kitchen 10.58 m2 - 114 sq ft
1st Floor bathroom 6.89 m2 - 74 sq ft
2nd Floor Bedroom 1 15.56 m2 - 178sq ft
2nd Floor Bedroom 2 11.86 m2 - 128 sq ft
2nd Floor Bedroom 3 10.73 m2 - 116 sq ft
Ground floor hall 4.07 m2 - 44 sq ft

Appt size 86.2 m2 928 sq ft

PRICE

Offers of £300,000 are invited for the Freehold Interest,

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

TENANCY

GROUND FLOOR RETAIL - 17a Lowtown

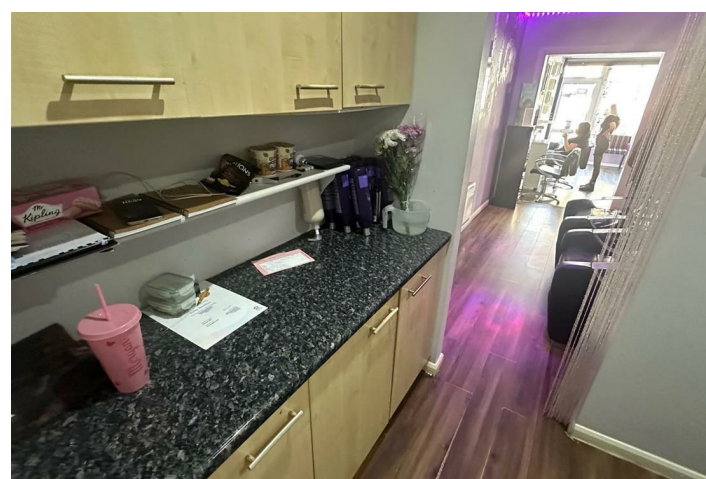
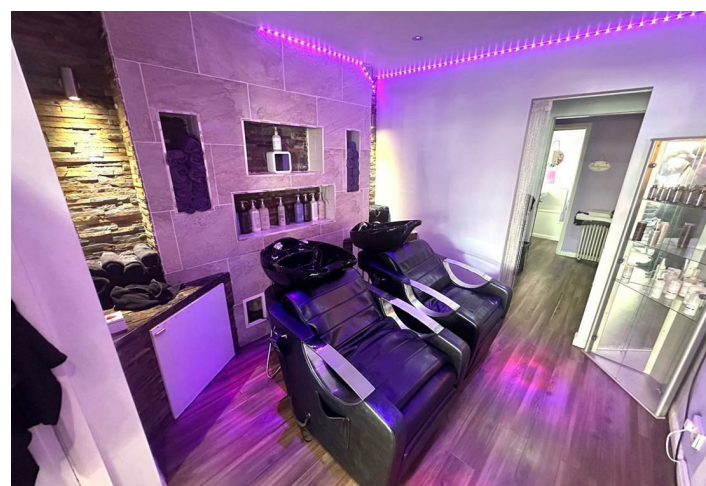
Existing term expires end Dec 2025

The current Tenant may remain in occupation up to Jan 2025

Passing rent £6,600 per annum payable £550 per month

Anticipated rental upon new term £12,000 per annum

1st & 2nd FLOOR RESIDENTIAL - 17a Lowtown offered with immediate VACANT POSSESSION



BUSINESS RATES

According to the Valuation Office Agency website, the current rateable value for 17 Lowtown is:- £6,900 RV

Subject to 100% Small Business Rates Relief.
ZERO PAYABLE

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for residential 1st & 2nd floor

0171-3039-2203-0644-6204

Rating D-64

Energy Performance Certificate for retail shop 17a Lowtown:-

2935-3723-2442-3104-7005

C063

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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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT.

Details prepared July 2024

