


Stoneacre
COMMERCIAL

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

Asking Price £300,000

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.

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

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rightmove

BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Conveyancing Ombudsman OnTheMarket.com

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

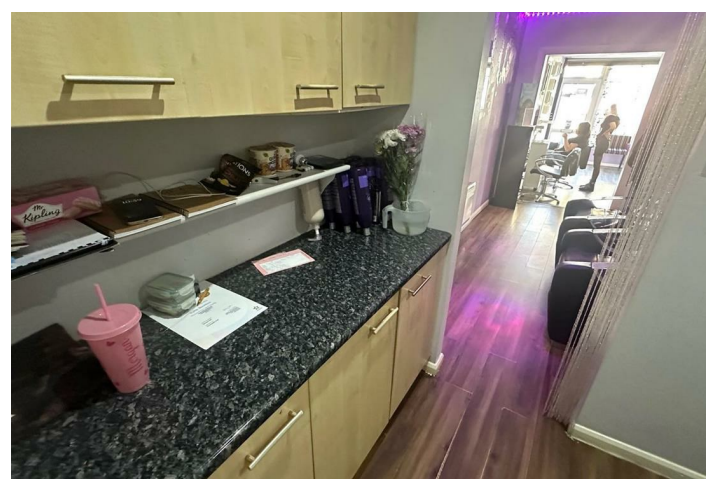
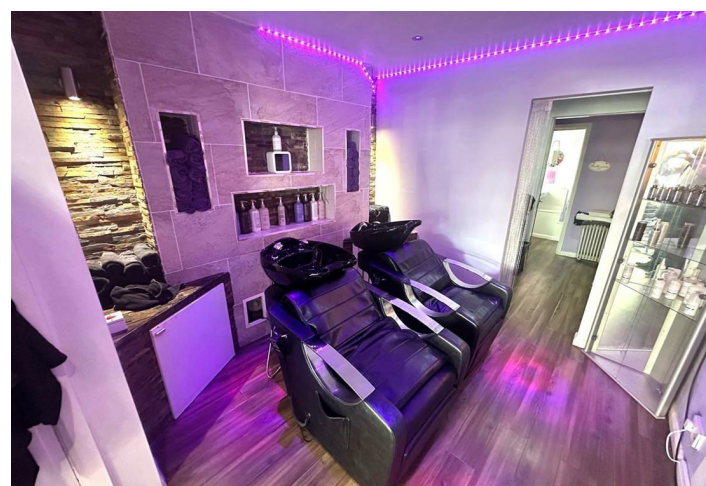
Existing term expires end Dec 2025

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

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

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

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 July 2024

