



Stoneacre  
Properties



## Harrogate Road

Moortown Leeds, LS17 6DL

£275,000





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£275,000



## LOCATION

A delightful period stone retail property which occupies a prime location on Harrogate Road, Moortown close to the junction with the Leeds Outer Ring Road A6120 offering easy road access in all directions. It is opposite the local post office, BP Service Station and Spar store.

Moortown shopping centre situated less than 5 mins walk away and offers an eclectic mix of many independent retail units, eateries & coffee shops and M&S Food store.

## DESCRIPTION

The property is a stone built period property with slated roof within a small terrace of houses and retail shops.

Internally, it is currently configured as a high-end design and couture studio over the ground, first, second floor & basement and is suitable for many other commercial uses.

Alternatively there is the development potential of conversion into Residential Use, either as single home or 2 apartments. (subject to planning).

## ACCOMMODATION

The property provides the following accommodation:-

G/F Retail Zone A 36.71 m<sup>2</sup> - 395 sq ft  
F/F Workshop 18.39 m<sup>2</sup> - 198 sq ft  
F/F Kitchen 6.54 m<sup>2</sup> - 70 sq ft  
S/F Workshop 20.97 m<sup>2</sup> - 226 sq ft  
S/F w/c

Plus;-

Rear yard  
Road frontage

## PRICE

£275,000 for the Freehold interest.

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:-  
£9,800 RV

Subject to 100% Small Business Rates Relief.  
ZERO PAYABLE

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

Currently being assessed and will be available soon

## VIEWINGS

For further information or to arrange a viewing, please contact Stoneacre Properties.

## 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.

All descriptions, dimensions, condition statements,

permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.

No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.

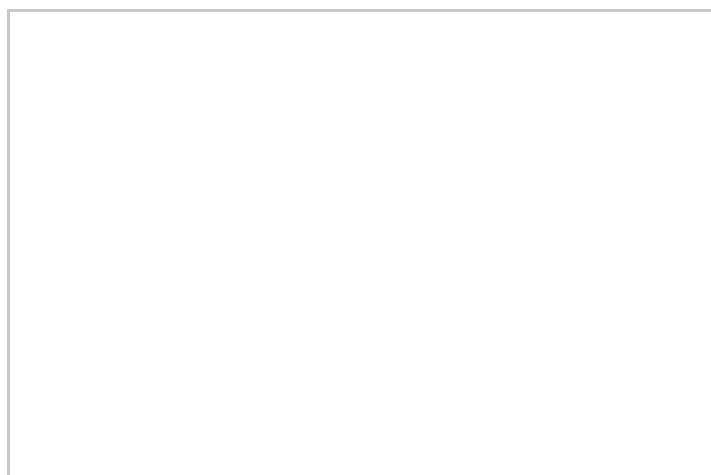
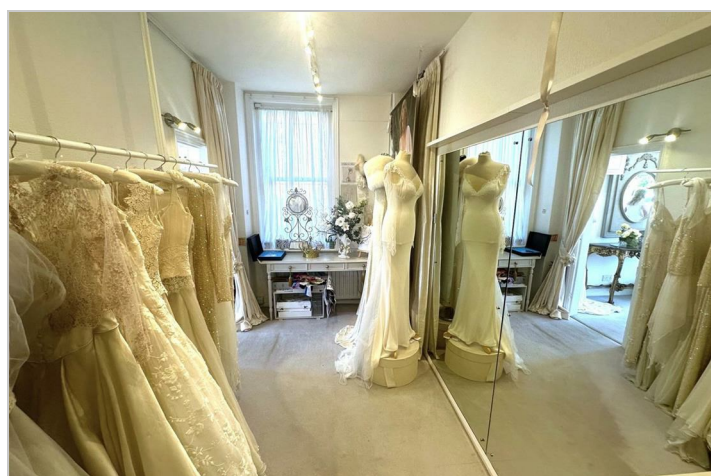
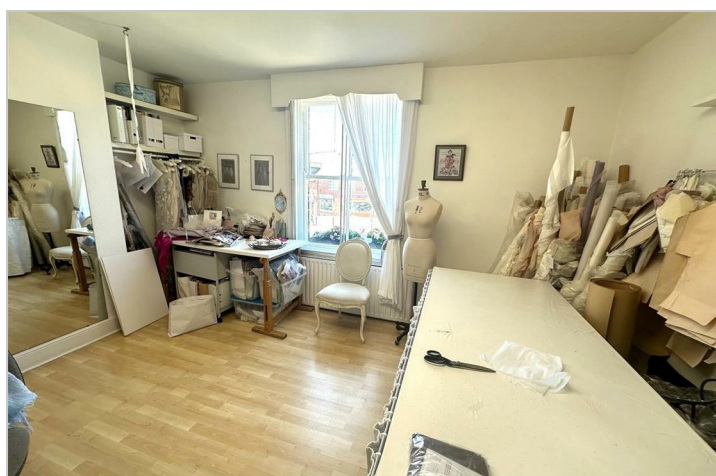
All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

#### 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



## Road Map



## Hybrid Map



## Terrain Map



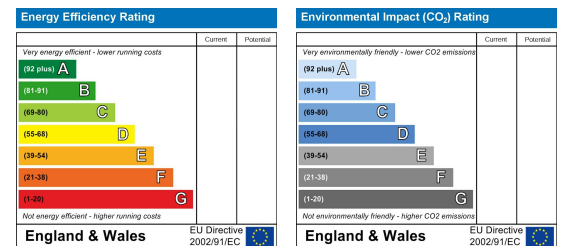
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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