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184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Telephone: 01132370999 Email: [peter@stoneacreproperties.co.uk](mailto:peter@stoneacreproperties.co.uk)

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Stoneacre  
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Stoneacre Properties  
184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

01132370999

[peter@stoneacreproperties.co.uk](mailto:peter@stoneacreproperties.co.uk)  
[www.stoneacreproperties.co.uk](http://www.stoneacreproperties.co.uk)



243, Selby Road, LS15 7JR

Price £229,000

### TENANTED INVESTMENT

Double fronted restaurant fitted to a high standard fronting Selby Road within the busy Halton Shopping Centre and neighbouring store includes Matalan, Lidl and Tesco.

Selby Road is off York Road, the main A64 approximately two miles east of Leeds city centre or can be approached from the A6120 Ring Road at the Halton roundabout.

Fantastic Position

- 915 Sq ft
- Double Fronted
- Corner Position
- Restaurant
- High Quality Fit-out



## LOCATION

The property is fronting Selby Road within the busy Halton Shopping Centre and neighbouring store includes Matalan, Lidl and Tesco.

Selby Road is off York Road, the main A64 approximately two miles east of Leeds city centre or can be approached from the A6120 Ring Road at the Halton roundabout.

## DESCRIPTION

The unit forms a single storey shop that wraps a corner position which provides fantastic double frontage adjacent to road traffic lights.

The property is currently configured as a restaurant and is fitted ot to a high standard including:-

- Traditional Pizza oven & grill range
- Air extraction system
- Selection fridges and freezers
- CCTV & roller shutters
- High quality WC fit out
- Tiled floor
- Central Heating & air conditioning
- Ceiling speaker integrated sound system

## ACCOMMODATION

The property provides the following accommodation:-

Ground floor retail zone a 57.60 m2 620 sq ft  
Ground floor retail zone b 15.97 m2 172 sq ft  
Public w/cs 11.48 m2 124 sq ft

Total 85.05 m2 915 sq ft

## PRICE

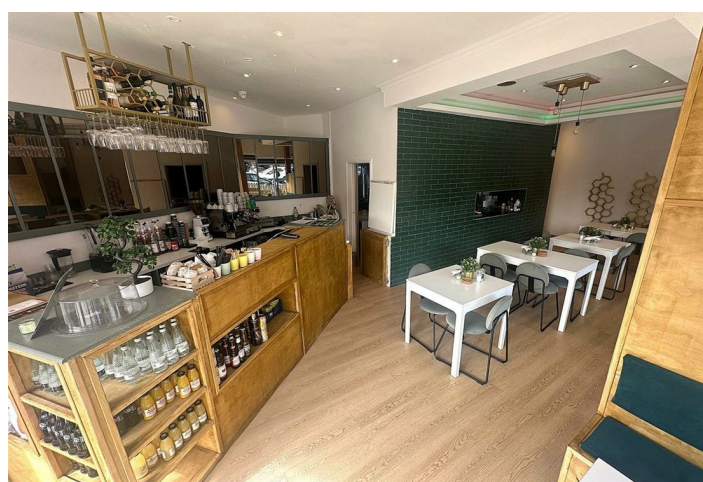
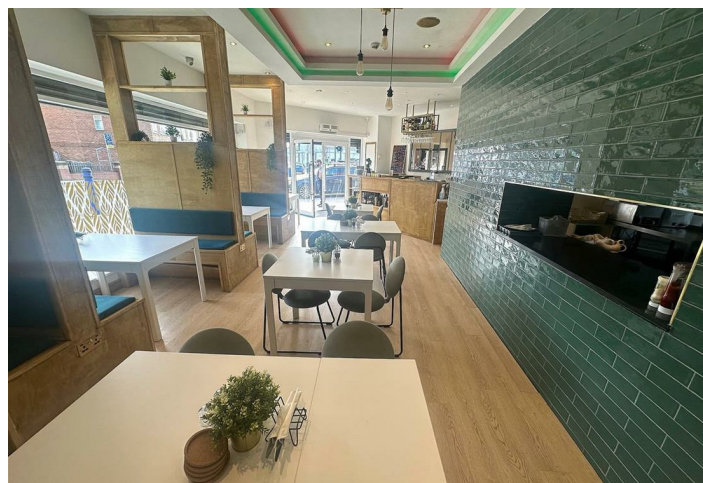
£229,000 for the Freehold interest.

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

## TENANCY

The property is currently tenanted subject to:-

- 6 year Lease
- Rental £18,000 per annum
- commencing 1st December 2024
- Full repairing & insuring terms
- Rent Review 1st December 2027
- Break clause 30th November 2027



## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

0290-9688-7130-6100-3303

Rating C-67

This can be viewed on <https://find-energy-certificate.service.gov.uk>

## BUSINESS RATES

The property has been assessed by the Valuation Office at £13,750RV

Subject to substantial partial Small Business Rate relief.

Interested parties are advised to make their own inquiries in this respect.

## VIEWINGS

For further information or to arrange a viewing, please contact:-

Peter Davies - Tel: 0113 237 0999

[peter@stoneacreproperties.co.uk](mailto:peter@stoneacreproperties.co.uk)

## MISREPRESENTATION ACT

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

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

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

## MISDESCRIPTIONS ACT 1991

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Details prepared April 2025

