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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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352, Tong Road, LS12 3TP

£235,000

Mixed-use investment property with rear and side yard secured by palisade fencing and gates located on Tong Road B6154 midway between the Leeds outer Ring Road and Whingate junction and 3 mile from Leeds City Centre. Currently fitted-out as a convenience store with separately accessed first floor residential accommodation.

EXCELLENT DEVELOPMENT POTENTIAL

- Mixed Use Property
- Freehold Sale
- Development Potential
- Busy Roadside Position
- Vacant Possession

LOCATION

Mixed-use investment property with development potential located on Tong Road B6154 midway between the Leeds outer Ring Road and Whingate junction and 3 mile from Leeds City Centre.

inclusive of rear and side yard secured by palisade fencing and gates.

DESCRIPTION

The property of brick construction under a slated pitched roof provides two storey accommodation which is currently configured as a ground floor convenience store with separately accessed first floor 1 bedroom centrally heated residential accommodation.

There is a rear and side yard secured by palisade fencing and gates

ACCOMMODATION

The property provides the following accommodation:-

GROUND FLOOR COMMERCIAL
G/F Zone A 48.25 m2 519sq ft
G/F Zone B 26.74 m2 288 sq ft
F/F Residential 32.03 m2 345 sq ft

Total F/F 107.02 m2 1152 sq ft

Plus store and substantial car park with development potential

PRICE

Price £235,000 for the Freehold interest of the property.

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

The Sale is subject to Vacant possession.

BUSINESS RATES

According to the Valuation Office Agency website, the current rateable value is:- £8,700 RV

Subject to 100% Small Business Rates Relief.
ZERO PAYABLE



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is :- 2617-6849-3171-0493-7382
Rating C-73

This can be viewed on www.ndeprcregister.com

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT 1967

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MISDESCRIPTONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT.
Details prepared May 2025

