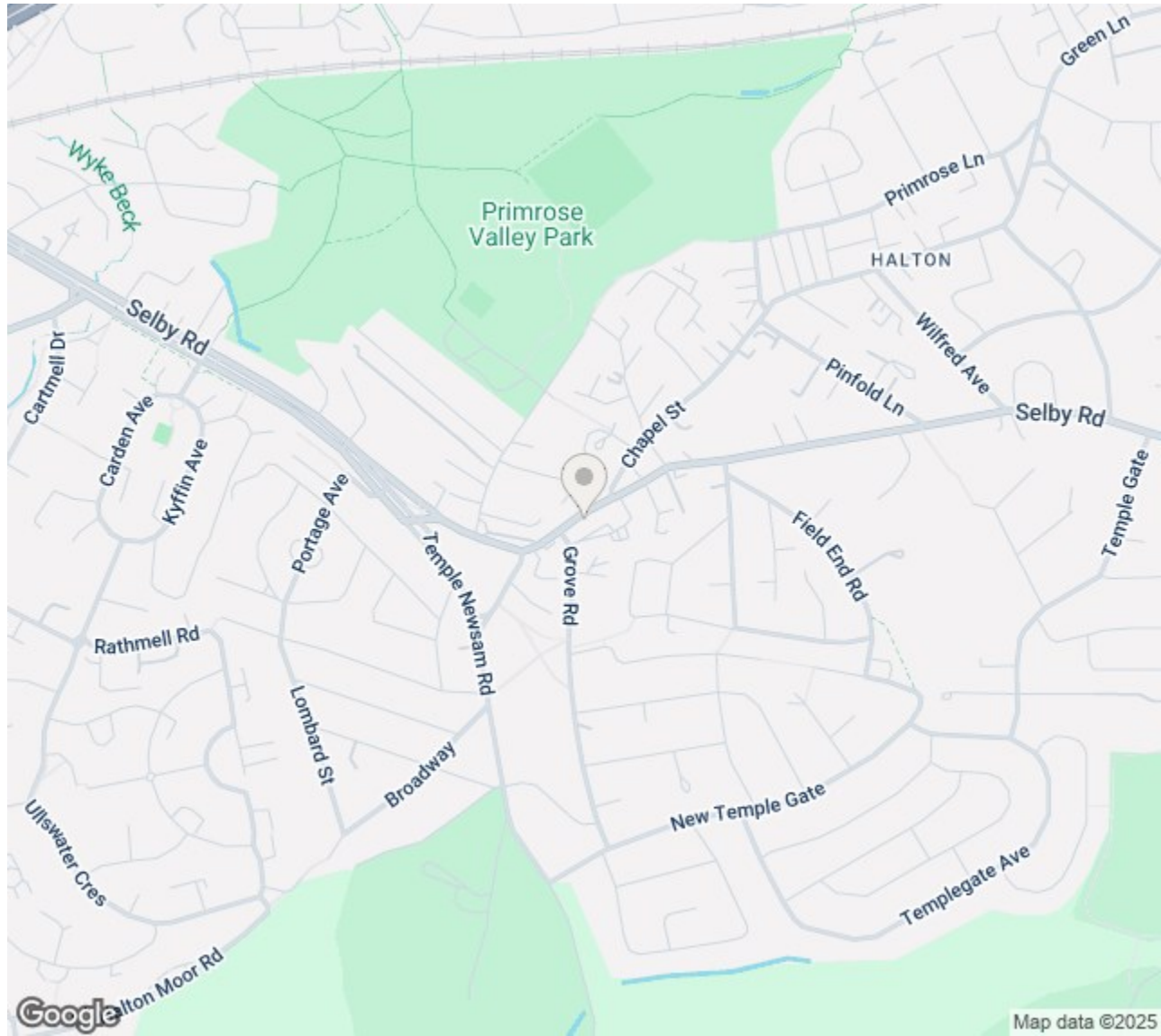




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Mon	0900 - 17:30
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Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

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.

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

Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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The Property Ombudsman

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www.stoneacreproperties.co.uk



208, Selby Road, Halton, LS15 0LF Offers In The Region Of £248,000

TENANTED INVESTMENT

Fabulously fitted out Tattoo Studio fronting Selby Road in mid parade position facing Halton Shopping Centre, opposite Tesco Express. Other neighbouring stores includes Matalan, Lidl and and Halton Pharmacy. Selby Road is off York Road, the main A64 and is approximately two miles east of Leeds city centre or can be approached from the A6120 Ring Road & the New East Leeds Orbital Road.

- 939 Sq ft
- Tenanted Investment
- New 5 Year Lease
- Fabulously Fit-Out

LOCATION

Retail shop unit fronting Selby Road in mid parade position facing Halton Shopping Centre, opposite Tesco Express. Other neighbouring stores includes Matalan, Lidl and and Halton Pharmacy.

Selby Road is off York Road, the main A64 and is approximately two miles east of Leeds city centre or can be approached from the A6120 Ring Road & the New East Leeds Orbital Road.

DESCRIPTION

The property forms part of a larger building being of traditional construction comprising a retail parade with residential accommodation above.

The available premises is fabulously fitted out a high standard and is current occupied by Black Ink Tattoo Studio.

The interior benefits from suspended ceiling with Air conditioning cassettes and LED lighting.

The property benefits from 3 phase electric supply should it be required ay any time.

ACCOMMODATION

The property provides the following accommodation:-

- Ground floor retail zone a 30.86 m2 332 sq ft
- Ground floor retail zone b 30.99 m2 333 sq ft
- Ground floor retail zone c 21.38 m2 230 sq ft
- Ground floor retail zone remaining 4.03 m2 43 sq ft

Total 87.29 m2 939 sq ft

PRICE

Offers invited in the region of £248,000 for the 999 year leasehold interest

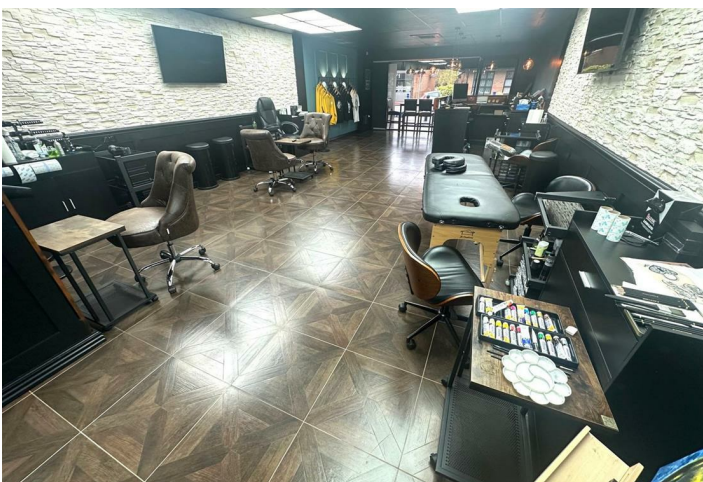
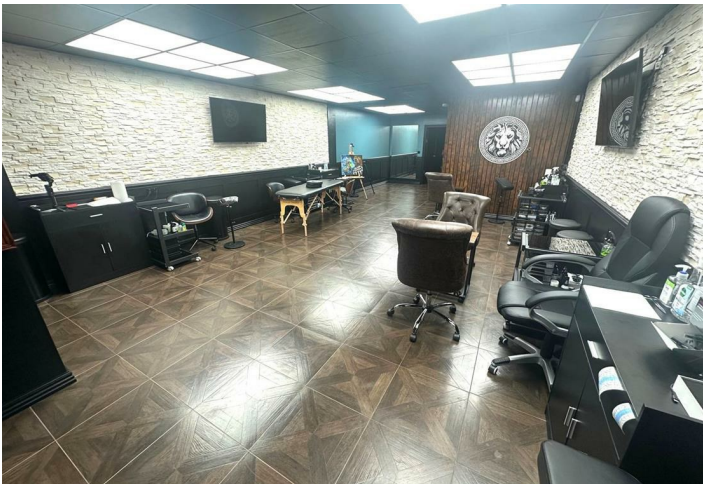
Lease commenced 2005 - 979 yearc remaining!

We are informed that VAT is applicable to this sale.

TENANCY

The property is currently occupied by Black Ink Tattoo Studio who will enter into a new Lease term directly with the Buyer commencing simultaneously with the Sale Completion.

- subject to:-
- 5 year Lease
 - Rental £18,000 per annum
 - Internal repairing & insuring terms



SERVICE CHARGE

There is an annual estate service charge including Building Insurance.

Current year cost £1,200

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:- currently being assessed.

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

BUSINESS RATES

The property has been assessed by the Valuation Office at £11,500RV

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

MISREPRESENTATION ACT

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

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

MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared Nov 2025

