



 2
Bedrooms

 2
Bathrooms

Tenure :
Freehold



Tudor Sales and Lettings are proud to present for sale this large commercial building in prime location with two self contained flats.

Situated on Selby Road, Leeds close to Colton Retail Park this building has internal space as follows

Ground floor: 98.34 sq metres (1058 sq ft) approx

Comprises of: Front Office, Main Area, Back Room, Back Office, Small Office, WC

First floor flats: Living room, Bathroom, Kitchen, Bedroom. Currently one of which is rented out for £550pcm with a tenant on a rolling contract. The other recently fully renovated.

To the rear: Large Double Garage.

Parking to the front and rear for several vehicles.

Front Office 8.78m x 4.85m (28' 10" x 15' 11")

Main Area 8.35m x 6.90m (27' 5" x 22' 8")

Back Room 4.18m x 2.84m (13' 9" x 9' 4")

Back Office 6.35m x 2.37m (20' 10" x 7' 9")

Small Office 2.44m x 2.19m (8' x 7' 2")

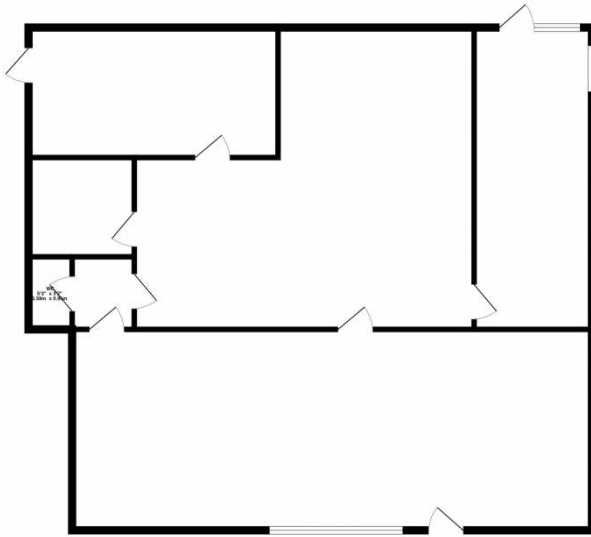
Flat 1&2 Living Room 4.53m x 3.60m (14' 10" x 11' 10")

Flat 1&2 Bedroom 3.93m x 3.28m (12' 11" x 10' 9")

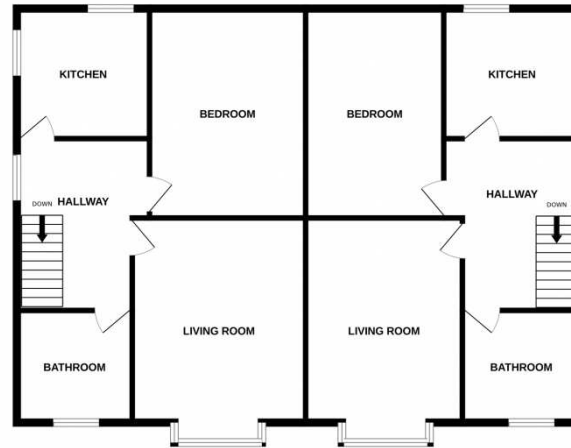
Flat 1&2 Kitchen 2.37m x 2.15m (7' 9" x 7' 1")

Flat 1&2 Bathroom 2.07m x 1.96m (6' 9" x 6' 5")

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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