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Stoneacre
COMMERCIAL

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18 & 18a, Greenside, Pudsey, LS28 8PU

£155,000

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
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.

MIXED-USE INVESTMENT POTENTIAL

Shop unit and separate first floor one-bed apartment fronting Greenside, a short walk to the heart of Pudsey Town Centre.

Pudsey is a thriving commercial town home to a number of national and local retailers and restaurants

The A647 Stanningley Road Bypass lies approximately ¼ mile from the premises which affords easy access to both Bradford and Leeds city centres.

- **Mixed-Use Investment**
- **Vacant Possession**
- **Gas Central Heating**
- **Additional Garage Storage Unit**

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www.stoneacreproperties.co.uk

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Conveyancing Ombudsman OnTheMarket.com

LOCATION

Investment property fronting Greenside, a short walk to the heart of Pudsey Town Centre.

Pudsey is a thriving commercial town home to a number of national and local retailers and restaurants. Out-of-town shopping on a larger scale is found at the nearby Owlcotes Shopping Centre which offers both Asda and Marks & Spencer Superstore, with bus links and New Pudsey Railway Station also being close by.

The A647 Stanningley Road Bypass lies approximately ¼ mile from the premises which affords easy access to both Bradford and Leeds city centres.

DESCRIPTION

The premises comprise commercial shop unit to the ground floor and a separately accessed one-bedroom apartment to the first floor.

The property is of brick construction under a pitched slate roof.

To the rear there is an additional storage / garage

ACCOMMODATION

The property provides the following accommodation:-

Ground floor Zone A 13.33 m² - 143 sq ft
Ground floor Storage 11.73 m² - 126 sq ft
External store 9.67m² - 105 sq ft

Commercial total 34.73 m² - 373 sq ft

Ground floor hall 1.05 m² - 11 sq ft
1st floor Kitchen diner 17.79 m² - 191 sq ft
1st floor landing 1.92 m² - 21 sq ft
1st floor bedroom 14.47 m² - 156 sq ft
1st Floor bathroom 3.95 m² - 43 sq ft

Appt size 39.18 m² - 422 sq ft

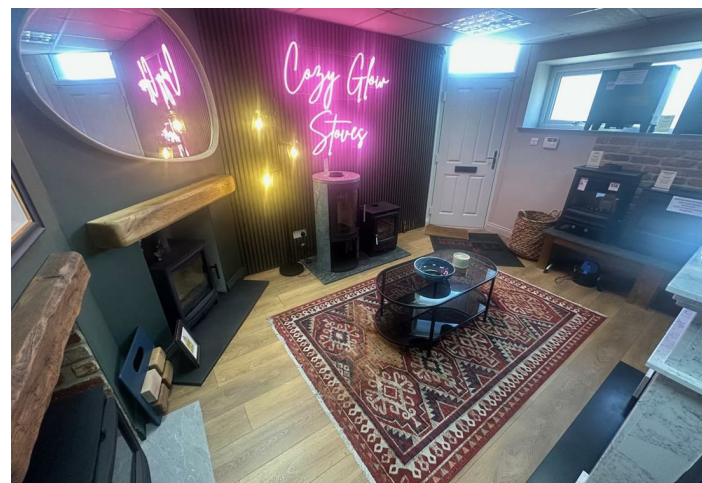
PRICE

Offers of £155,000 are invited for the Freehold Interest,

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

TENANCY

Both ground floor commercial unit and 1st floor residential are offered with Vacant Possession.



BUSINESS RATES

The current Rateable Value for is:- £3,300 RV

Subject to 100% Small Business Rates Relief.
ZERO PAYABLE
Subject to Status

ENERGY PERFORMANCE CERTIFICATE

Ground floor Commercial
0250-2957-0348-8410-4010
Rating E-101

First floor Residential.
9720-2226-0621-9093-0433
Rating C-57

VIEWINGS

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

MISREPRESENTATION ACT 1967

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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.
Details prepared April 2026

