

Estate &
Letting Agents

dwell

Town Street
Yeadon, Leeds
LS19 7EQ
Guide price £60,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

Property Details

- Self Contained Ground Floor Commercial Unit
- Integral WC and Storage
- Professional Kitchen
- Available Immediately
- Generous Shop Front
- Being Sold by 'Secure Sale' Online Auction - Terms Apply
- Located Off Town Street - Adjoining Yeadon High Street
- Offers Flexible Usage Options

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Property Description

For sale by Secure Sale Online Bidding. Starting bid £60,000 Terms and Conditions apply

A fantastic opportunity to acquire a self contained, ground floor commercial unit, situated directly off Town Street in Yeadon - accessed via Yeadon High Street. The property includes a large shop front with separate rear kitchen, adjacent storage room and WC.

The property currently includes a kitchen to the rear fitted with a selection of base units incorporating an industrial extractor fan and electric hob below, space for an oven, a stand alone dishwasher and a stainless steel sink/drainage - however this space be converted into additional shop display space or storage space - depending on requirements. Adjacent to this, is a WC and storage cupboard.

The shop front is a generous size and would be suitable for use as a takeaway/cafe, or for use as an independent retail unit.

There is on street parking to the front of the property.

Area Description

Yeadon Town Street is a charming, partially cobbled road accessed from Yeadon High Street - benefitting from a number of well-established local businesses including charity shops, independent retailers, cafes, beauticians and hairdressers.

Gallery

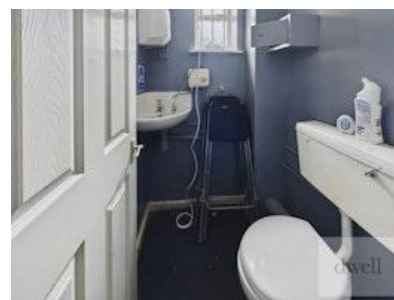
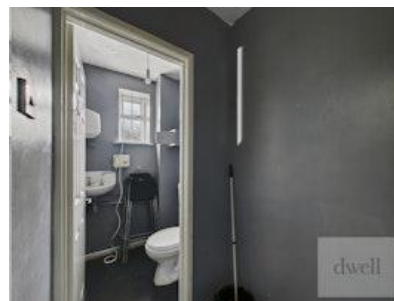
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Auctioneer Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Gallery



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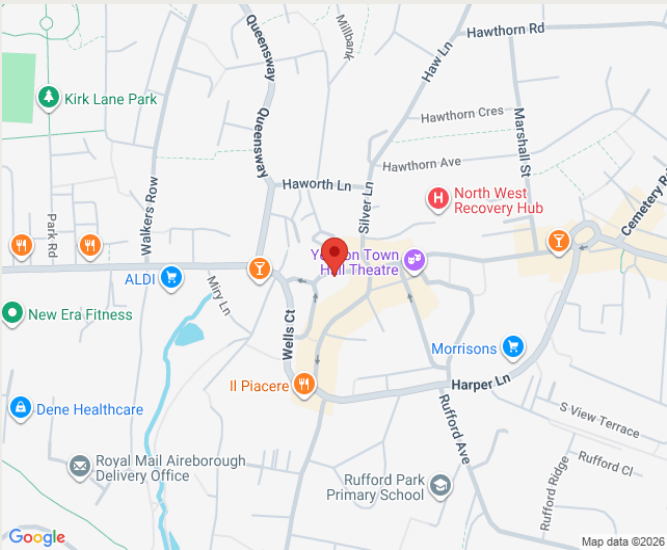
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Floor Plan & Area Map



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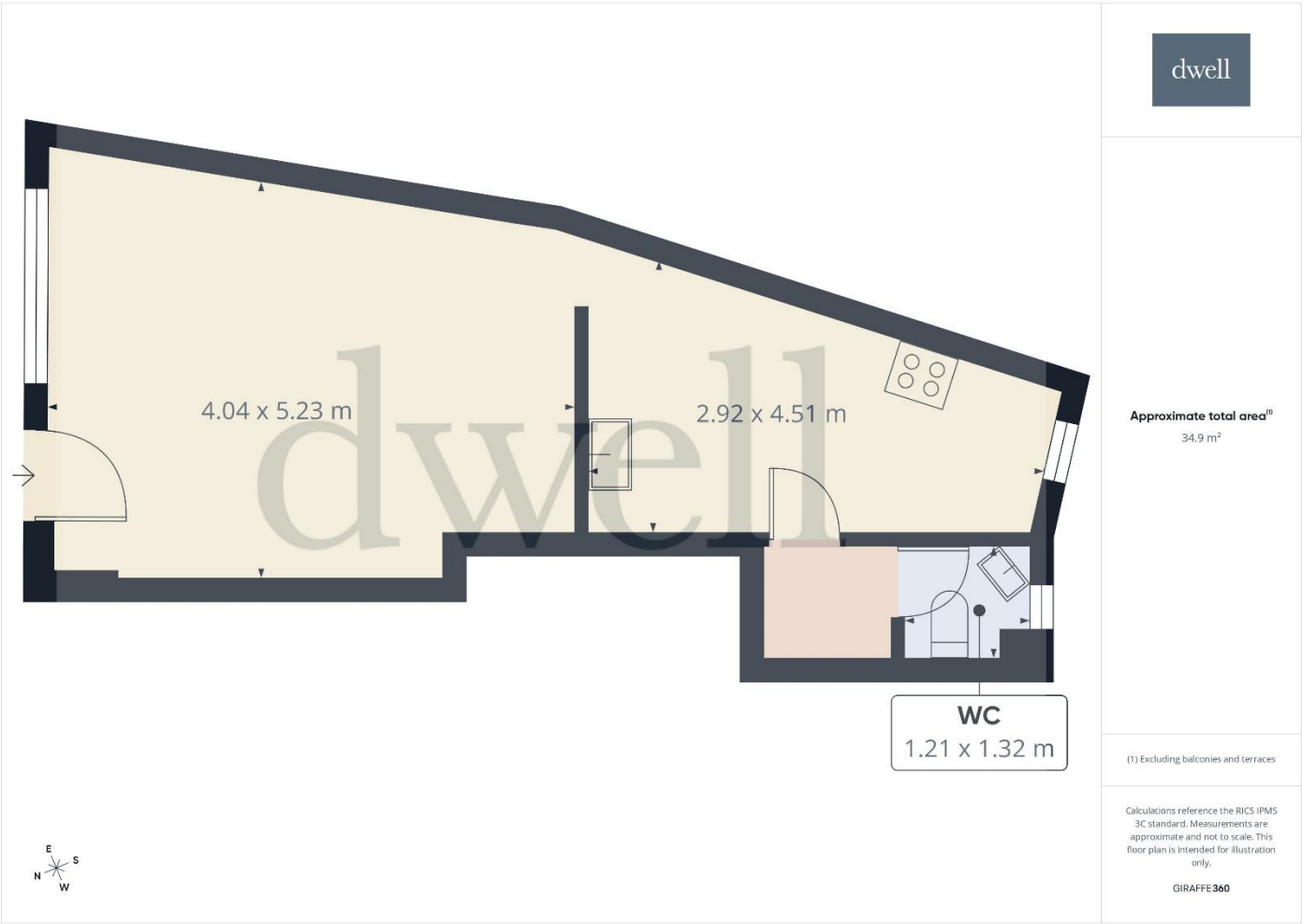
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Floor Plan - Total floor area 34.9



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

C Energy
Performance
Rating

E