


**Stoneacre**  
**COMMERCIAL**

Stoneacre Properties  
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Leeds  
West Yorkshire  
LS7 4NZ

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204, Selby Road, Halton, LS15 0LF

£175,000

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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.

- 1013 sq ft
- Popular Suburban Parade
- Prime 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 Halton Pharmacy,

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

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ  
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

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## LOCATION

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## DESCRIPTION

The property forms part of a larger building being of traditional construction with walls built in brick under a pitched roof. The available space comprises a former Chemist shop being double fronted with powder coated aluminum and glazed shop windows protected by electric Roller Shutters

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

## ACCOMMODATION

The property offers the following accommodation:-

Ground Floor Zone A 29.46 m2 - 317 sq ft  
Ground Floor Zone B 29.46 m2 - 317 sq ft  
Ground Floor Zone C 14.68 m2 - 158 sq ft  
Ground Floor other 5.07 m2 - 55 sq ft  
Ground Floor kitchen 15.47m2 - 166 sq ft  
Ground Floor staff w/c

Total 94.14 m2 - 1013 sq ft

## PRICE

Offers invited in the region of £175,000 for the 999 year Long Leasehold interest

Lease commenced 2005 - 979 years remaining!

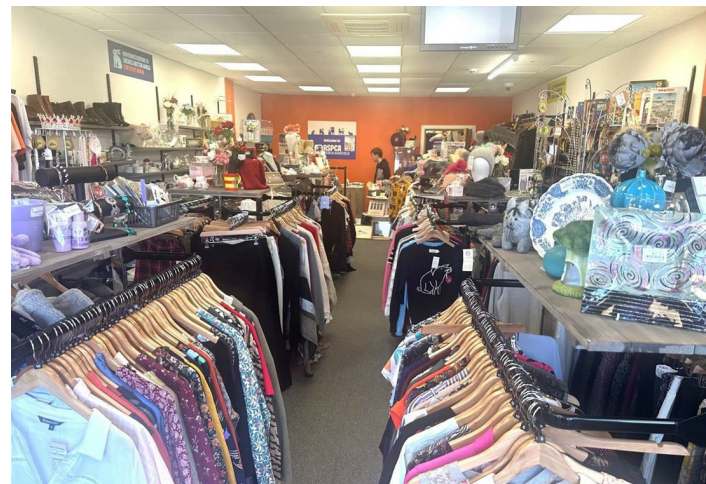
We are informed that VAT is applicable to this sale.

Current 2026 Service Charge £726 pa  
Ground rent £340 pa

## TENANCY

The property is currently occupied by RSPCA subject to:-

- 5 year Lease commenced 1st June 2025
- Rental £15,000 per annum
- Internal repairing & insuring terms



## BUSINESS RATES

According to the Valuation Office Agency his property has a current rateable value of £13,250RV

Subject to substantial Small Business Relief

Interested parties are advised to make their own enquiries in this respect.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-  
0609-4036-9166-9518-8946  
Rating B-32

This can be viewed on [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)

## VIEWINGS

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

## MISREPRESENTATION ACT 1967

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

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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## MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared March 2026

