



*Nabarro McAllister & Co*  
*C h a r t e r e d   S u r v e y o r s*

**FOR SALE**  
**SHOP AND FLAT**

**2 ASHWOOD PARADE, SCOTT GREEN, GILDERSOME**  
**LEEDS LS27 7AR**



We give below brief details of a shop with flat over in a small parade of three shops occupying a prominent position at Scott Green in Gildersome.

**Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY Telephone: 0113 266 7666 Fax No: 0113 268 4822**

**[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)**

Directors: Simon G. Nabarro BSc (Hons) F.R.I.C.S. I.R.R.V. & James R Horner, DipSurv, M.R.I.C.S. Nabarro McAllister & Co Limited,  
Registered in England & Wales under Company No. 4657451

*Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY*

**DESCRIPTION**

The property comprises a two storey building currently used as a Hairdresser on the ground floor with living accommodation at ground floor and first floor level. The building is of traditional construction with walls built in brick under a concrete tiled pitched roof.

**LOCATION**

The property stands in a mixed locality in the village of Gildersome situated very close to the M62 motorway and readily accessible for the larger centres of Leeds and Bradford.

**ACCOMMODATION**

Briefly the accommodation comprises;

**GROUND FLOOR;**

Retail Shop 267 sq.ft. with display window and arcade entrance.

Living Room 11'11" x 11'10" with double glazed window and radiator.

Kitchen 5'11" x 11'11" with range of modern units.

**FIRST FLOOR;**

Staircase/Landing, 3 Bedrooms, Bathroom and W.C.

**SERVICES**

The property benefits from mains water, electric and drainage.

**TENURE**

We are advised that the property is freehold.

**RATEABLE VALUE**

The property is assessed for rating purposes on enquiry of the VOA website at Rateable Value £4,650

**VIEWING**

Strictly by appointment with the Chartered Surveyors.

**TERMS**

The property is offered for sale freehold at a price of £175,000

**SUBJECT TO CONTRACT**

**MISREPRESENTATION CLAUSE**

Nabarro McAllister & Co for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on any statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Nabarro McAllister & Co has any authority to make or give any representation or warranty whatever in relation to this property.

# Energy Performance Certificate

Non-Domestic Building



Scissors Hair Studio  
2 Ashwood Parade  
Gildersome, Morley  
LEEDS  
LS27 7AR

Certificate Reference Number:  
0193-9469-3530-7700-7703

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

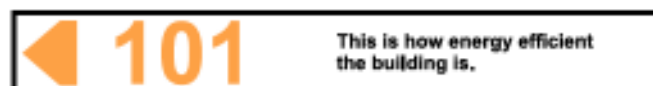
More energy efficient



.....Net zero CO<sub>2</sub> emissions



Less energy efficient



## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 24  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 64.88

## Benchmarks

Buildings similar to this one could have ratings as follows:

**33** If newly built

**88** If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

|                                  |  |
|----------------------------------|--|
| <b>Assessment Software:</b>      | iSBEM v4.1.e using calculation engine SBEM v4.1.e.5    |
| <b>Property Reference:</b>       | 733714590000   |
| <b>Assessor Name:</b>            | Paul Clapham   |
| <b>Assessor Number:</b>          | STRO002873   |
| <b>Accreditation Scheme:</b>     | Stroma Accreditation                                   |
| <b>Employer/Trading Name:</b>    | PC Energy Assessors                                    |
| <b>Employer/Trading Address:</b> | 25, William Street, Churwell, Morley, LEEDS, LS27 7RD  |
| <b>Issue Date:</b>               | 17 Jun 2013  |
| <b>Valid Until:</b>              | 16 Jun 2023 (unless superseded by a later certificate) |
| <b>Related Party Disclosure:</b> | Not related to the owner.                              |

Recommendations for improving the property are contained in Report Reference Number: 0960-7971-0437-9750-4034

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.