



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

FOR SALE
RETAIL DEVELOPMENT SITE

548 BROAD LANE
STANNINGLEY
LS28 6PA



We give below brief details of a development site for a retail unit/convenience store.

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LOCATION

The property stands in a mixed locality amongst commercial and residential property with frontage to Broad Lane and Leeds & Bradford Road at Bramley readily accessible for the main centres of Leeds, Pudsey and Bradford.

DESCRIPTION

The property comprises a site which has planning consent for the construction of a part single storey, part two storey retail unit/convenience store. The site area extends to 0.039 hectares.

ACCOMMODATION

The site currently has a building used as former betting shop however this will be demolished in relation to the proposed development. The proposed convenience store comprises ground floor area of 982 sq ft, an ancillary space at first floor level of 161 sq ft.

PLANNING PERMISSION

Planning permission was granted by Leeds City Council for a two storey convenience store including demolition of existing betting office premises on the 18th June 2012. The Leeds City Council Planning Application is 12/00991/FU.

TERMS

The site is offered for sale freehold at offers in excess of £150,000.

VIEWING

Strictly by appointment with the Chartered Surveyors.

LEGAL COSTS

Each party to be responsible for their own legal costs in the purchase and sale of the property.

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;
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