

FOR SALE



Double retail shop unit with upper parts
suitable for residential conversion

365-367 HAREHILLS LANE, LEEDS LS9 6AX

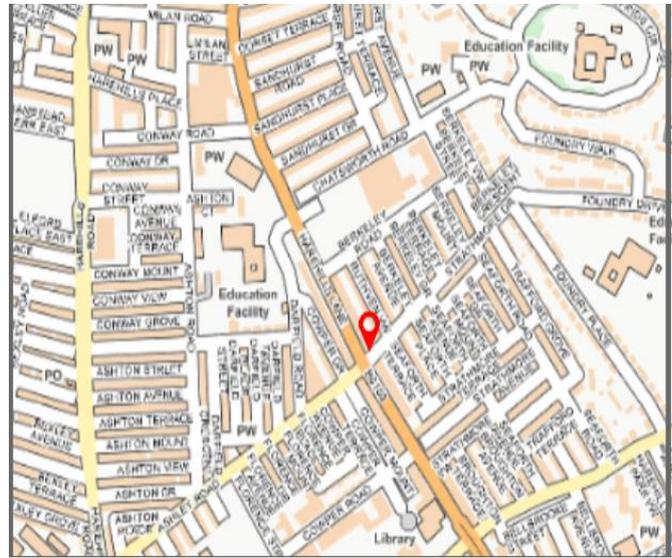


- Double fronted shop unit
- Corner position
- Vacant possession
- Scope for part residential conversion (STP)

Offers in the region of
£395,000

261 m2 (2,811 ft2)

365-367 HAREHILLS LANE, LEEDS LS9 6AX



LOCATION

The premises occupy a corner position in the busy suburb of Harehills at the junction of Harehills Lane and Foundry Lane about 3 miles from Leeds City Centre. There is easy access to the A64 York Road. Nearby occupiers include Greggs Bakery, Heron Foods, William Hill and a variety of private traders.

DESCRIPTION

The property comprises of 4 storey building comprising former pharmacy. The property is of a traditional construction with walls in 9" solid brickwork under a blue slated pitched roof. The property has two entrances and a return frontage to Foundry Lane. The building fronts directly onto the footpath but there is a yard at the rear and access to the rear via a back road.

ACCOMMODATION

	m2	ft2
Ground Floor Sales	92.3	994
Ground Floor Ancillary	26	280
First Floor	50	547
Second Floor	61	652
Basement	40	428
WC		
TOTAL	261	2811

SERVICES

The property benefits from all mains services. No tests of the services has been made. The purchasers should rely on their own investigations.

RATEABLE VALUE

The property has the below entry in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2017)	Estimated rates payable
Shop and premises	£18,750	£9,375

Transitional relief may affect the rates payable quoted.

PLANNING

The property is believed to have planning consent for A1 use. Purchasers should make their own enquiries with the Local Planning Authority.

TERMS

The property is offered for sale with the benefit of vacant possession at a price of offers in excess of £395,000. The property could be available as two separate units, subject to the openings between the two units being walled up.

VAT

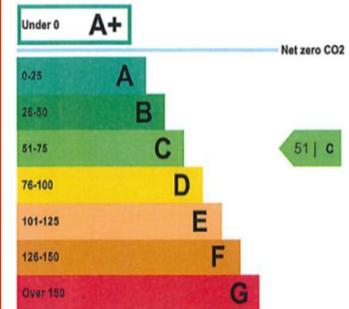
Our client advises that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

This property's current energy rating is C.



VIEWING

By appointment only
Nabarro McAllister

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REF: June 2022

Nabarro McAllister

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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