

FOR SALE



Prominent Substantial Showroom Premises

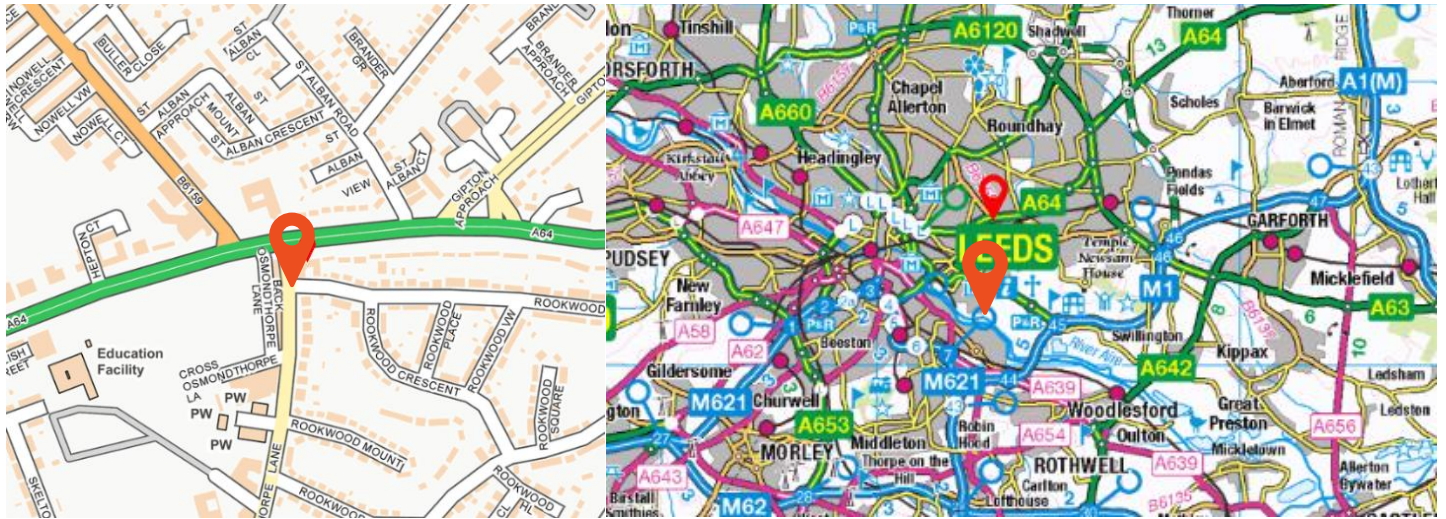
410-412 YORK ROAD, LS9 9EE



- Main Road position fronting York Road
- Substantial showroom premises
- Basement workshop
- Self-contained secure site

Price £450,000
Total area (m²) 714
Total area (ft²) 7673

410-412 YORK ROAD, LS9 9EE



LOCATION

The property occupies a prominent corner position at the junction of York Road and Osmondthorpe Lane about three miles to the east of Leeds City Centre. The property is close to the suburban centres of Harehills, Halton and Crossgates. Nearby occupiers include Gilchrist the Bakers, Leeds Glass and Iceland foods.

DESCRIPTION

The property comprises a substantial and prominent showroom formerly used for the sale of motorcycles but suitable for a variety of showroom uses. The property is of traditional construction with walls built in brick with a rendered finish under a slated pitched roof. There is a sizeable forecourt.

ACCOMMODATION

	m2	ft2
GROUND FLOOR SALES	216	2,321
GROUND FLOOR STORE/OFFICE	46	493
FIRST FLOOR STORAGE	267	2875
BASEMENT WORKSHOP	125	1342
EXTERNAL WORKSHOP	60	642
TOTAL	714	7673

SERVICES

The property benefits from mains, water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion.

RATEABLE VALUE

The property has the above entry in the 2026 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2026)	Estimated rates payable
£19,750	£7,500

PLANNING

The property has been used for many years as a showroom and workshop. Interested parties should make their own enquiries with the local authority with regard to other potential uses.

TERMS

The property is offered for sale freehold in the sum of £450,000.

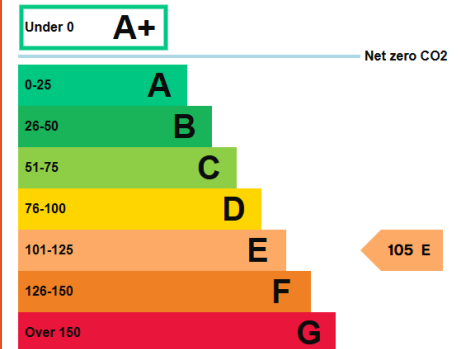
VAT

Our client advises that VAT is not chargeable on this transaction.

LEGAL COSTS

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

EPC



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

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www.nabarromcallister.co.uk

REF: NOVEMBER 2024



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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