

FOR SALE



Prominent Retail Shop
Potential for use as a dwelling

490 HARROGATE ROAD, LEEDS, LS17 6DL



- Prominent Main Road position
- Close to Moortown
- First time on market for thirty years
- Suitable for a variety of uses

Offers in excess of £295,000

1,148 sq. ft (107 m2)

490 HARROGATE ROAD, ROAD, LEEDS, LS17 6DL



LOCATION

The property occupies a very prominent position on the A61 Harrogate Road just North of Moortown. Readily accessible for the Leeds Outer Ring Road and about five miles from Leeds City Centre. The property stands in a block of residential and commercial properties close to the junction with Sandhill Lane.

DESCRIPTION

The four-storey building comprises a retail shop with office/ancillary space but could be suitable for a variety of uses including residential. The property is of traditional construction with walls faced in stone under a blue slated pitched roof. The property has a small forecourt to the front and substantive display window at ground floor level.

ACCOMMODATION

	m2	ft2
BASEMENT		
Three store cellars	30	321
Ground floor main sale Shop	22	233
Annex sales	9	99
First floor front Workroom and kitchen	25	270
Second floor workroom	21	225
WC with washbasin and WC		
TOTAL	107	1148

The accommodation benefits from gas fired central heating. If the property was used for residential purposes the ground floor would provide space for a living room, additional living space in the extension and kitchen to the rear. At first floor level the front room would be used as a bedroom and there is a rear room which could also be a bedroom or a bathroom. There are two rooms at second floor level potentially providing space for two further bedrooms.

SERVICES

The property benefits from all main services and gas fired central heating is installed. No test of the services has been made but purchasers should rely on their own investigations.

RATEABLE VALUE

The property has the below entry in the 2023 rating assessment list. Interested parties should confirm these with the Local Authority.

Rateable Value	Estimated rates payable
£9,800	£4,900

Occupiers may be able to claim small business rate relief, but enquiries should be made of Local Rating Authority.

TERMS

The property is offered freehold at offers in excess of £295,000.

VAT

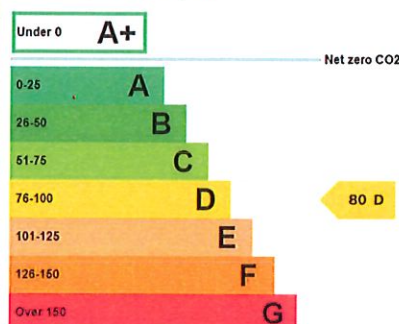
Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify.

LEGAL COSTS

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

EPC

This property's energy rating is D.



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

JANUARY 2025

Nabarro McAllister











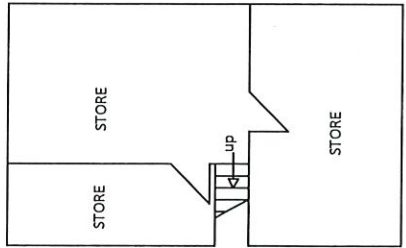
Subject to Contract

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.

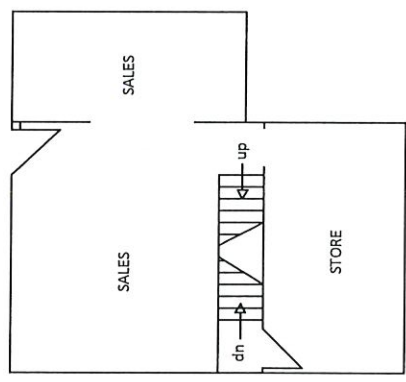
Nabarro McAllister & Co. Ltd. Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY

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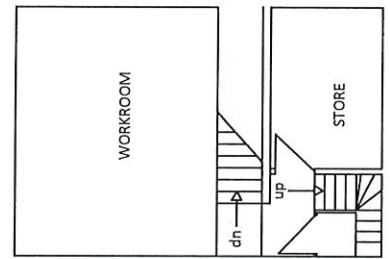




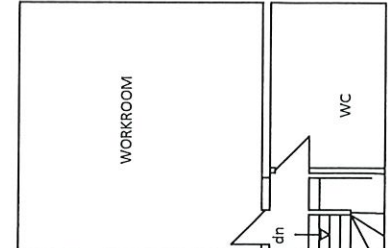
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Nabarro McAllister & Co.
 Chartered Surveyors
 Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY
 Tel: 0113 2667666 Fax: 0113 2684822

490 harrogate road, leeds 17.		FLOOR PLAN	
DRN	CHK	DATE	SCALE & SHEET SIZE
SN	SN	29/4/2025	not to scale
DRAWING No.	REV	PURPOSE	
29-04-25	.		FLOOR PLAN