

**FREEHOLD GROUND
FLOOR COMMERCIAL UNIT
WITH TWO RESIDENTIAL FLATS**

FOR SALE

GAVINBLACK
— & PARTNERS —



3/4 STAINBECK CORNER, CHAPEL ALLERTON, LEEDS, LS7 3PG

- Prominent corner location within heart of the commercial centre of Chapel Allerton.
- Ground floor sales of 67.97 m² (731 sq ft).
- Two separate and self contained flats.
- Offers invited in excess of £400,000, subject to contract.

CONTACT

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LOCATION AND SITUATION

Chapel Allerton is a popular and vibrant suburb of Leeds approximately two miles to the north of the City Centre. The A61 is immediately to the west which links the City Centre to Harrogate.

The subject property is situated on the western side of Harrogate Road at its junction with Stainbeck Lane forming part of a busy neighbourhood shopping centre. Surrounding occupiers include Caffè Nero, Co-op, Greggs Bakery and HSBC.

DESCRIPTION

The property comprises a mid-terraced two storey building consisting of a ground floor commercial unit with two residential flats. The property is of brick construction with a rendered finish having a pitched slate covered roof over.

The ground floor was previously a building society branch and comprises of sales accommodation and a staff room.

The flats are accessed off Club Row to the rear. 3 Club Row comprises a one bedroomed flat, whilst 4 Club Row has three bedrooms.

ACCOMMODATION

The premises have the following approximate floor areas:-

Description	M2	Sq Ft
Ground floor sales/offices	67.97	731
Lower ground floor - Staff	6.20	67
3 Club Row Residential (approx. GIA)	49.33	531
4 Club Row Residential (approx. GIA)	72.52	780

PLANNING

We understand that the ground floor former branch has Class A2 (financial institution) consent. Interested parties should however make their own enquiries of Leeds City Council.

RATING ASSESSMENT

According to the Valuation Office Agency website the rateable value of the ground floor unit appearing in the 2017 rating list is £21,750.

Interested parties should make their own enquiries in respect of the rates payable.

TENURE

Freehold with full vacant possession.

PRICE

Offers are being invited in excess of £400,000 for the freehold interest in the property, subject to contract.

EPC

The EPC rating for the commercial part of the property is E101. The rating for 3 Club Row is F29 and for 4 Club Row is D60. Full copies of the reports are available upon request.

LEGAL COSTS

Both parties are to bear responsibility for their own costs in the transaction.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

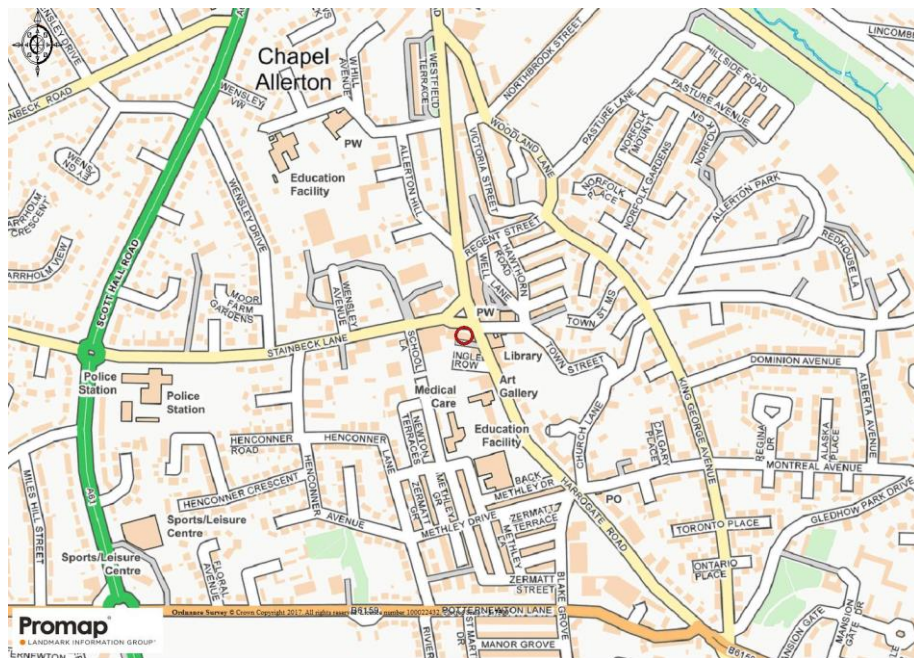
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment with the Sole Agent.

Particulars prepared: September 2017.

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Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not oblate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in these particulars.