



- Development Opportunity
- Planning Permission for Two Houses
- Immediately Available
- Prominent Location
- 408.16 sqm (4,392 sqft)

30/32 New Road, Yeadon, Leeds, West Yorkshire, LS19 7SE

Regent House, Queen Street, Leeds, LS1 2TW

Email: leedscomm@dacres.co.uk

dacres.co.uk   

Location

The subject premises are located in a prominent position on the main A65 road with close proximity to the main roundabout which links both the A65 and A658 Leeds and Harrogate road. Located in close proximity are a number of amenities including a petrol station, car dealership and a public house and the premises are situated in an established residential area.

Description

The properties comprise two three storey semi-detached buildings surmounted by pitched slate roofs and finished with uPVC double glazed window units. The ground floor comprises two offices, reception, waiting areas and a kitchen. The first floor comprises toilet facilities and two offices and the second floor comprises further administrative accommodation and storage.

The accommodation benefits from gas fired central heating, plastered and painted ceilings, carpet flooring, fluorescent lighting and wall papered walls. Externally, the premises enjoy the benefit of 10 designed car parking spaces.

Terms

The property is available by way of a freehold purchase. Please contact the agent for further information.

Use

The property most recently has been used as an office however as received planning permission for the conversion to two dwellings under reference 16/02865/DPD. Other concepts are suitable subject to planning

Accommodation

The properties have been measured in accordance with the RICS Property Measurement 2nd Edition (2018) on the basis of a gross internal floor area. Our measurements are as follows:

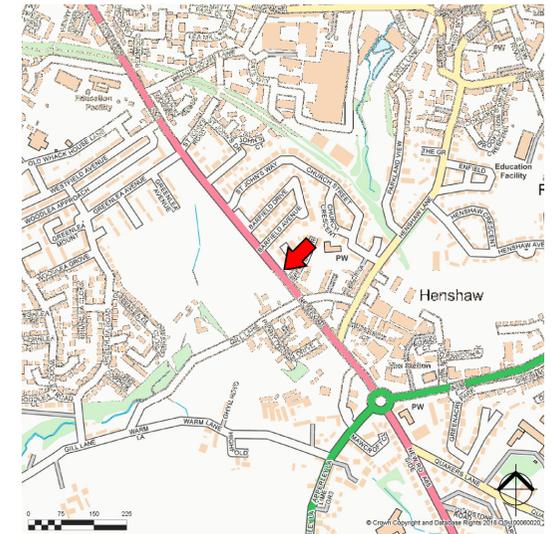
	Sqm	Sqft
No. 30		
Ground Floor	89.42	963
First Floor	71.59	771
Second Floor	43.07	464
Total	204.08	2,196
No. 32	204.08	2,196
Total	408.16	4,392

Business Rates

30 New Road - £9,900
32 New Road - £9,900

Legal costs

Each party to the transaction will be responsible for their own legal costs incurred



VIEWING / FURTHER INFORMATION

Call 0113 386 3100

Ref: Jack Manchester



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