



**66/66A LOWTOWN
PUDSEY
LS28 7AA**

**FOR
SALE**

**VACANT MIXED-USE PREMISES
FORMER HOT FOOD OUTLET WITH 1-BED FLAT ABOVE
RETAIL AREA 658 SQ FT (61.1M²)**

First Floor, Jason House, Kerry Hill, Horstorth, Leeds, LS18 4JK
Tel: 0113 2395770 enquiries@adairpaxton.co.uk www.adairpaxton.co.uk

LOCATION

The property is located fronting Lowtown which is one of the main routes through the centre of Pudsey Town. The surrounding area offers a mixture of commercial and residential properties.

DESCRIPTION

The property comprises a two storey mid-terrace, stone-built building under a pitched roof. It is street lined fronting Lowtown and has a small rear yard providing access to the self-contained upper floor flat.

The property is understood to have been used for many years as a fish and chip shop and is currently vacant and ready for refurbishment. Internally, the ground floor comprises a front sales area, rear preparation area and a single storey annex providing additional storage space. There is a single WC and small basement area. The first floor comprises a self-contained separately accessed one bedroom flat with access to the rear.

ACCOMMODATION

Measured in accordance with the Royal Institute of Chartered Surveyors code of measuring Practice (6th Edition) the commercial element of the property provides the following floor areas :-

Front Sales	309ft ² (28.7m ²)
Rear Sales	242ft ² (22.5m ²)
Annex	107ft ² (10m ²)
Total	658ft² (61.1m²)

The first-floor residential compartment comprises one double bedroom, lounge/kitchen and bathroom.

TERMS

The property is offered on a freehold basis with full vacant possession at a guide price of **£225,000**. It is understood that VAT is not applicable on this property.

BUSINESS RATES/COUNCIL TAX

According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£8,400**. The first-floor flat falls under Council Tax Band A Interested parties are advised to direct further enquiries to the local authority.

VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details prepared June 2022

SPD/LPJ

MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

PLAN FOR INDICATIVE PURPOSES ONLY

