

4 Green Road
Meanwood
Leeds
LS6 4JP

FOR SALE
Guide Price £350,000
Mixed Use Investment

- Large Plot
- Potential to extend STP
- Nearby amenities
- Self-contained Retail and Residential
- Busy suburb of Meanwood
- Opposite Waitrose
- Full Vacant Possession
- Former Café
- 1-bed flat



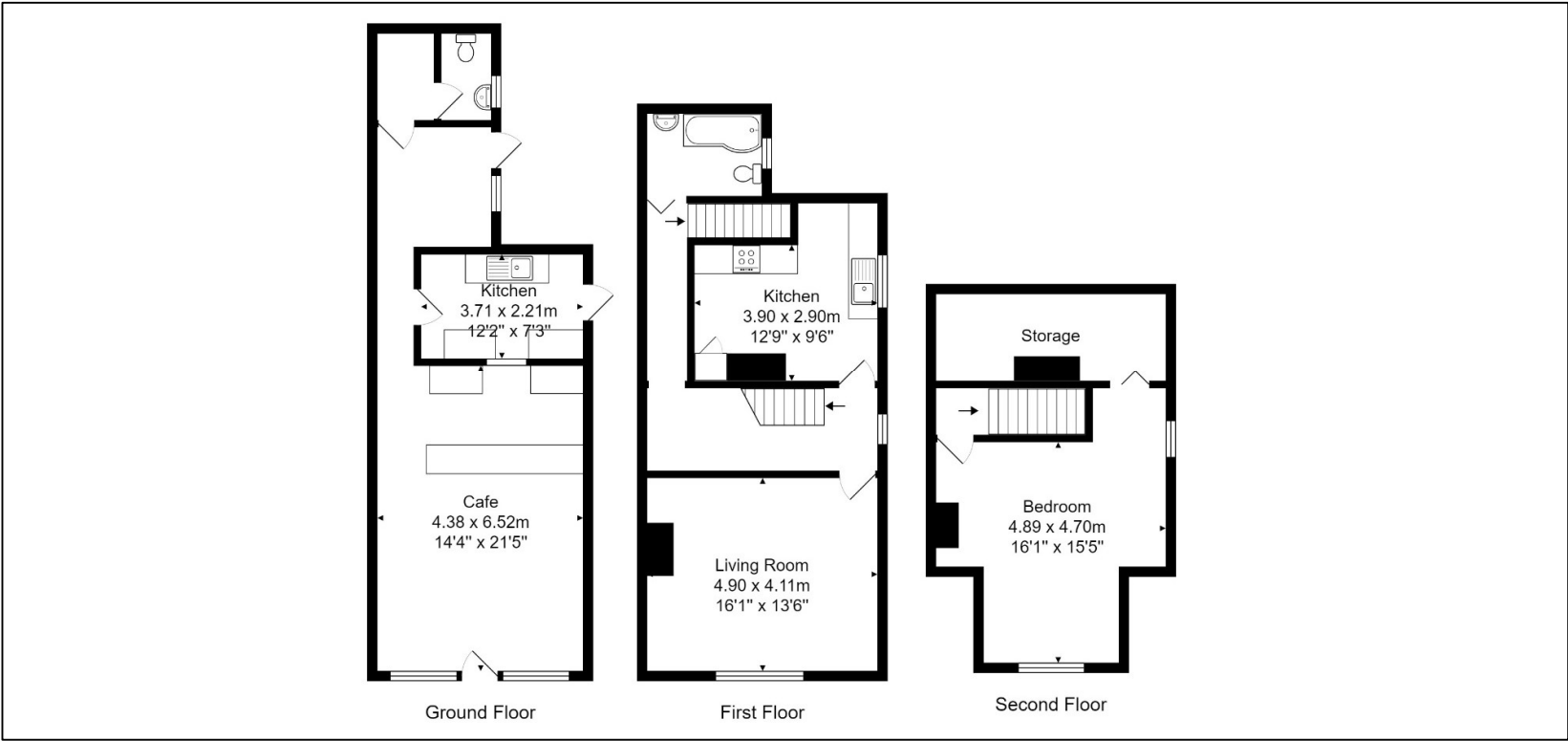
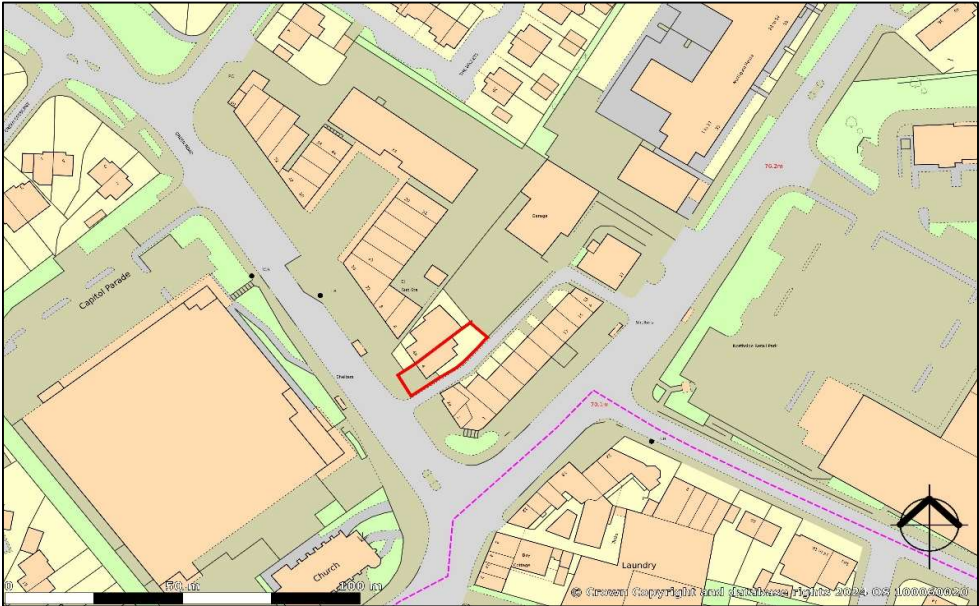
Boundary for illustrative purpose only

Location

The property is located on Green Road in the suburb of Meanwood. There are a number of retailers within close proximity with Waitrose sat directly opposite. Slightly north of the property there is Northside Retail Park.

Description

The property comprises a three storey, stone-built property within which the ground floor has previously been let to a café occupier and upper floors is residential. The property will be sold with full vacant possession and will attract both investors and potential owner occupiers. The boundary of the site owned is also of a good-sized plot and there may be potential to extend subject to planning.



Accommodation

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate area of:

Ground Floor – 632 sq ft (58.8 sq m)

First Floor - 430 sq ft (40.0 sq m)

Second Floor – 331 sq ft (30.8 sq m)

Total – 1,393 sq ft - (129.6 sq m)

Terms

The property is offered for sale on a freehold basis with full vacant possession at a guide price of **£350,000**. It is understood that VAT is not applicable on this property.

EPC

The property benefits from an EPC rating of:

Retail Premises C – 57.

Residential Premises E – 50.

Rateable Value

The current rateable value for the retail premises is **£9,800** within the 2023 Rating list.

The residential flat falls under Council Tax Band A.

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Ref: 1017

For more information, please contact:

0113 239 5770 | commercial@adairpaxton.co.uk | www.adairpaxton.co.uk

All Enquiries:

For further information or to arrange a viewing please contact:

Alfie Stevens-Neale

alfie@adairpaxton.co.uk

0113 239 5778

Simon Dalingwater

simon@adairpaxton.co.uk

0113 239 5779

For all other commercial enquiries please contact:

commercial@adairpaxton.co.uk

0113 239 5770

Adair Paxton EST 1859
Property Specialists ■ ■ ■ ■ ■