

FOR SALE

**VACANT FREEHOLD
SHOP AND PREMISES**

1,193 Sq Ft (110.8 Sqm)

- Rare Freehold Opportunity in Prominent Location.
- Suitable for Owner Occupation, Investment or Development.
- Potential for Conversion Subject to Necessary Planning Consents.
- Located nearby a number of amenities

**Low Lane House
Horsforth
Leeds
LS18 5ST**

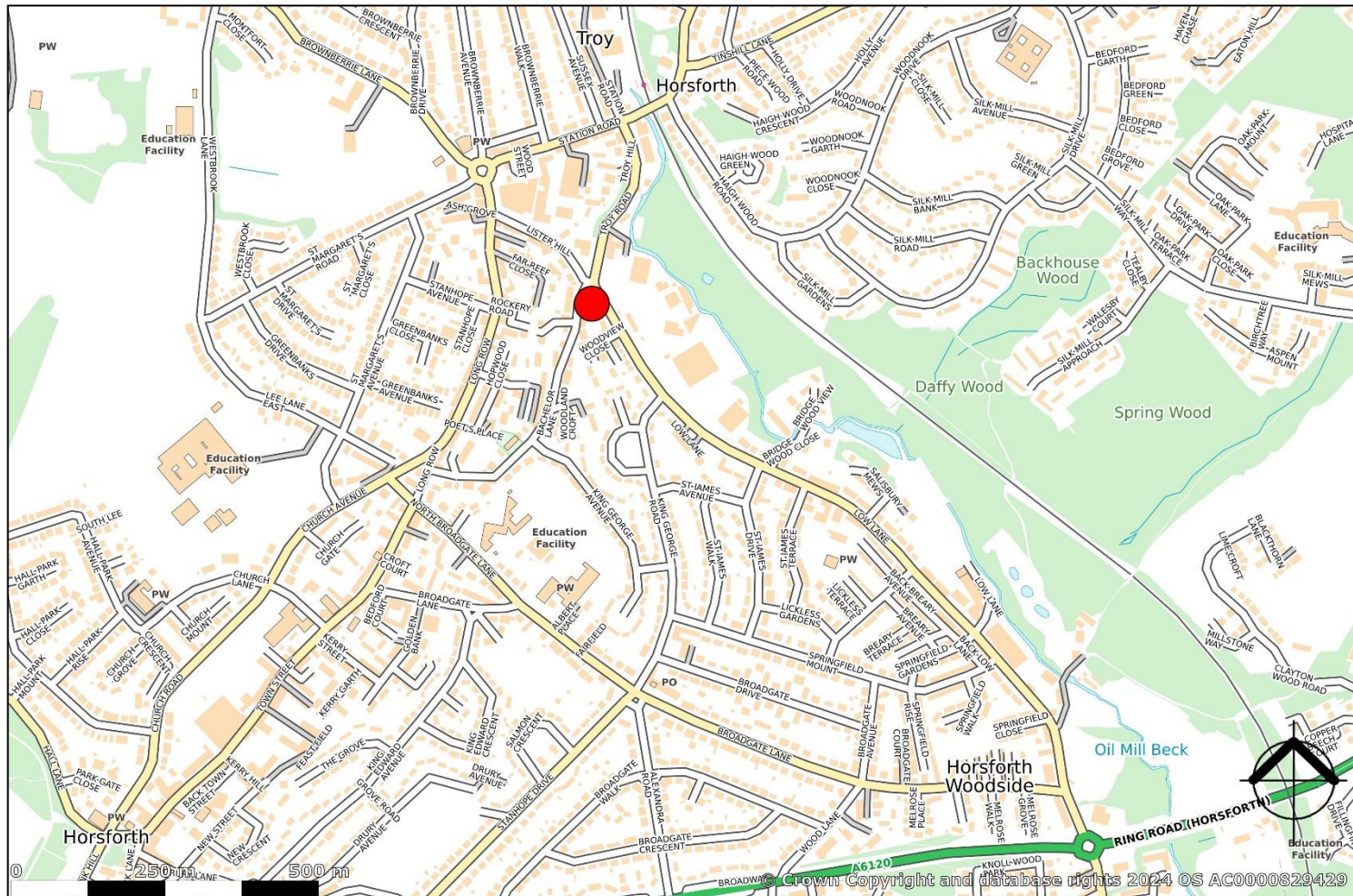
**Guide Price
£350,000**



Location

The property is located prominently fronting Low Lane, close to its junction with Troy Road, Lister Hill and Bachelor Lane in the popular northwest Leeds suburb of Horsforth. The surrounding area is mainly residential with pockets of commercial accommodation including offices, industrial and a number of retail units.

Low Lane House provides strong access routes to Leeds City Centre and benefits from excellent transportation links including Horsforth train station located in very close proximity as well as a strong local public bus service.



Description

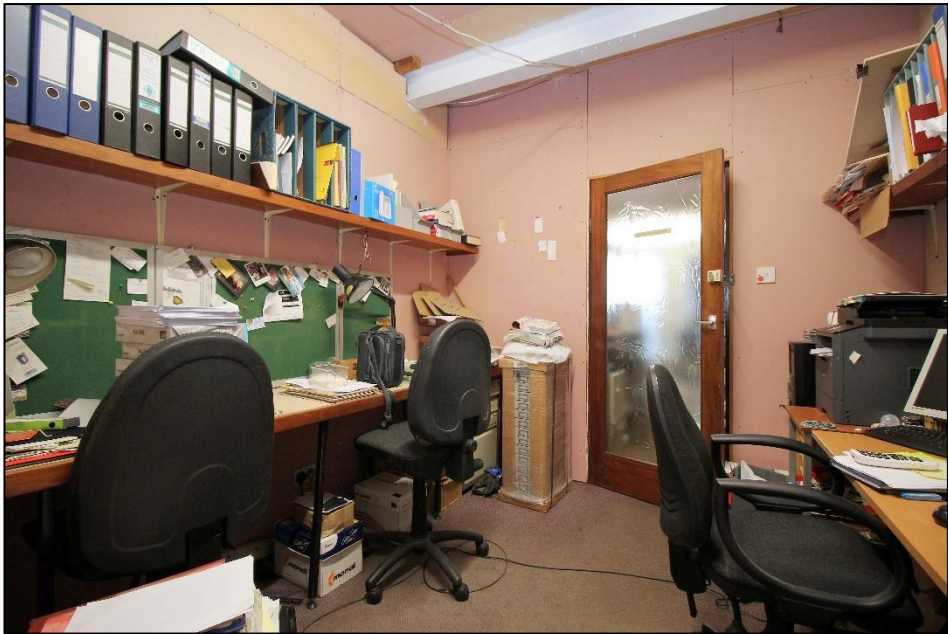
The property, understood to be a former public house, comprises of a detached two storey, stone-built building.

The ground floor suits a number of uses and is currently used as a retail shop with office, storeroom and WC facility. The first floor is separately accessed from the rear of the property via a uPVC porch. The first floor is configured with 4 separate rooms which would suit a number of uses with a separate WC facility. There is a vaulted stone cellar, covering roughly 50% of the ground floor footprint, which was once used as a beer cellar and more recently as storage. It is accessed via an external door and currently unused. The property also benefits from a large loft area.

Externally the property benefits from an area of off street car parking. There is a timber fenced bin storage area to the rear of the property in addition to a small yard.



Internal Images

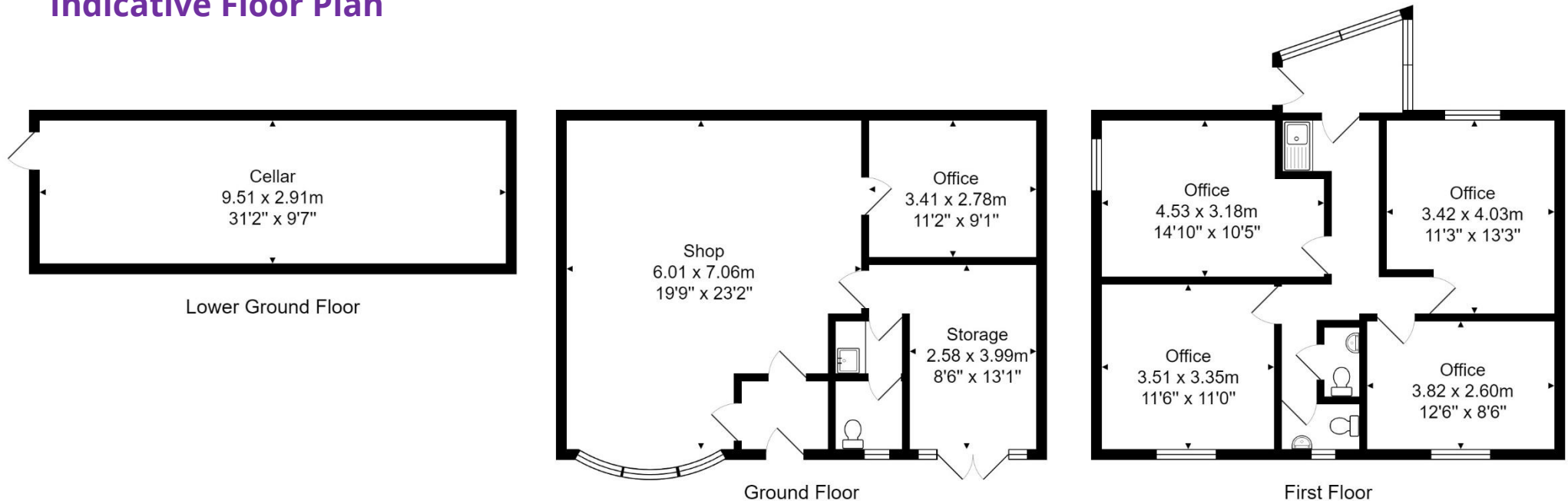


Accommodation

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

Description	Sq Ft	Sq M
Ground Floor	661	61.4
First Floor	532	49.4
Total	1,193	110.8

Indicative Floor Plan



EPC

The property benefits from an EPC rating of C-62. A full copy is available on request.

Legal Costs

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

VAT

It is understood that VAT is not applicable at the prevailing rate.

Terms

The property is offered for sale on a freehold basis with vacant possession, at a guide price of £350,000.

Rateable Value

The current rateable value for the property is £11,500 within the 2023 Rating list.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the offeree prior to instructing solicitors.

Misrepresentation Act:

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 us. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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For more information, please contact:

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