

PRIME RETAIL PREMISES WITH RESIDENTIAL UPPERS

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS



27 Austhorpe Road, Crossgates, Leeds, LS15 8BA

- Prime retail location on Crossgates high street.
- Vacant possession.
- Owner occupier or rental income potential for residential upper and ground floor retail.

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Tel 0113 235 1362

THE PROPERTY

Located on Austhorpe Road in the heart of Crossgates, 4 miles east of Leeds City Centre, the property benefits from significant prominence from being situated directly opposite the Crossgates Shopping Centre and the nearby A64 Ring Road.

DESCRIPTION

The property is a mid terrace ground floor retail shop in the heart of Crossgates, which was previously used as a Greengrocers and is now available with vacant possession.

The shop has noticeable frontage to Austhorpe Road and regular internal shape which should provide a good shop layout.

The upper floors are residential, also vacant, accessed via a separate adjacent doorway. Providing good quality accommodation with 3 bedrooms, 1 bathroom, a lounge and kitchen over 1st and 2nd floors.

ACCOMMODATION

The property has been measure in accordance with RICS Code of Measuring Practice 6th Edition and provides the following floor areas-

Retail unit	
Net frontage	6.060m
Net depth	8.740m
Internal floor	35.56m
ITZA	26.93sq m
First floor flat net internal area excluding landings and stairs	
1 st floor	44.96 sq m
2 nd floor	26.16 sq m
Rear store/sink/wc	17.48 sq m
Rear store within yard	6.16 sq m

RATEABLE VALUE

Rateable value (rounded down) £13,750.

ENERGY PERFORMANCE CERTIFICATION

An EPC will be made available when construction is complete.

TERMS

The property is available with vacant possession on a freehold basis for £249,500.

VIEWING

Strictly by appointment only by contacting the agent, Chris Stevenson at AWS Ltd, Tel: 0113 235 1362.

SUBJECT TO CONTRACT

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