



Michael Steel & Co
PROPERTY CONSULTANTS

Of Interest to Investors & Occupiers

FOR SALE

**PROMINENT OFFICE &
LARGE FLAT**

**213 & 213a STAINBECK ROAD, MOORTOWN,
LEEDS, LS7 2LR**

166.51m² (1,793 sq ft)



- Popular and prominent parade
- Self contained office and separate 2 bedroom flat
- Prominent position to Stainbeck Road with parking

0113 2348999

Location

The premises are located fronting Stainbeck Road close to its junction with Scott Hall Road (opposite the Esso and Spar petrol filling station) and forming part of a parade including Post Office, retail, restaurant and takeaways.

Description

The premises comprise a two storey mid terrace brick building with pitched and underdrawn tiled roof and modern single storey rear extension incorporating Velux style roof lights.

The accommodation provides a 2 bedroom first floor flat with large sitting room, hallway with fitted storage cupboards, bathroom and fitted kitchen with separate access to the ground floor office/commercial unit with rear kitchen and WC.

The property includes a surfaced forecourt parking area with bollards to the shop frontage together with a single domestic garage to the rear.

Accommodation

Floor	Description	M ²	(sq ft)
FF	2 bedroom self contained flat with kitchen, bathroom, hallway & private access	76.51	(824)
GF	Front sales office, rear general office & store & kitchen	90.00	(969)
	Corridor & ladies & Gents WCs	-	-
	Total Internal Floor Area	166.51	(1,793)*

*excluding single garage

Services

Mains electricity, gas, water and drainage are connected to the property. The first floor flat has central heating pipes and radiators supplied by a gas fired boiler. Purchasers must satisfy themselves with regard to the condition and capacity of the services and building installations.

Tenure

213/213a Stainbeck Road, Moortown are freehold and offered for sale with vacant possession.

Rating

Through our online enquiries of the Valuation Office website 213 Stainbeck Road is assessed for business rates as follows:-

Office & Premises RV £12,250

The National Uniform Business Rate applicable to rateable values of less than £18,000 for 2017/18 is 46.6p in the £.

213a Stainbeck Road, the first floor flat, has a Council Tax banding of B.

Energy Performance Certificate

The property has an EPC Energy Rating of TBC.

Planning

Through our verbal enquiries of the local planning authority the ground floor of the property has the benefit of a planning permission for change of use of Building Society to offices and single storey extension to office.

Prospective purchasers must satisfy themselves with regard to all planning matters and use direct with Leeds City Council Tel: 0113 2478000.

Price

£300,000, subject to contract.

VAT

The purchase price is exclusive of VAT, if applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

Tel: 0113 234 8999
andrew@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 2033/A/S
May 2017

Subject to Contract



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www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.