

**202 Selby Road**

Leeds, LS15 0LF

Ground Floor Commercial Premises For Sale

958 sq ft
(89 sq m)

- Prominent retail unit in popular location
- Long leasehold tenure (999 years from 2005)
- Tenanted until November 2027



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Summary

Available Size	958 sq ft
Rates Payable	£441 per annum The property qualifies for business rate relief
Rateable Value	£12,250
Service Charge	£720 per annum Service charge billed directly by the Head Landlord to the tenant
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (44)

Description

The property comprises a self-contained ground floor retail unit, set within a two-storey, brick constructed mixed use building. Internally the unit is fitted out as an estate agents partitioned into offices, with a kitchen, w/c and storage, with access to the rear. The unit benefits from a glazed frontage with an aluminium frame and external roller shutter. The unit is in good condition, still being occupied by the current tenant.

Location

The property is prominently positioned on Selby Road in the centre of Halton, adjacent to RSPCA and opposite Tesco Express providing plenty of amenity. The unit does not benefit from any allocated parking spaces to the rear, which is usable on a free for all basis. Bins and loading are available to the rear of the unit.

Accommodation

The accommodation comprises the following area:

Name	sq ft	sq m
Ground	958	89
Total	958	89

Tenancy Details

The property is currently occupied by Propertynest (Wetherby) Ltd on a rent of £12,500 per annum exclusive, which will rise up to £14,000 per annum exclusive in November 2026. The lease expires in November 2027. Further information available on request.

Tenure

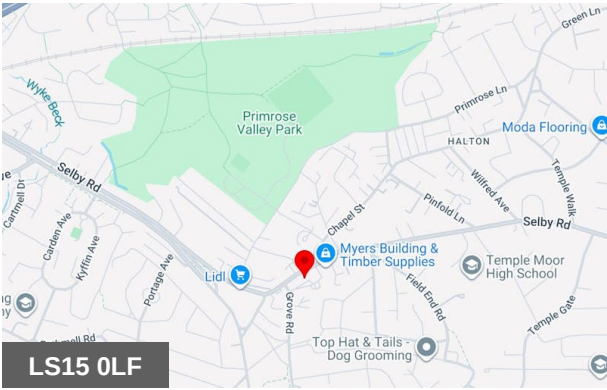
The property is available by way of assignment of a long leasehold interest of 999 years commencing 1st January 2005 (978 years unexpired) with a current passing ground rent of £340 per annum exclusive. A copy of the long leasehold interest is available upon request.

Terms

The property is available on a Long Leasehold basis for £165,000.

Use

We believe the property falls under Use Class E.



Viewing & Further Information



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