



**322 LOW LANE
HORSFORTH
LEEDS
LS18 5DE**

**FOR
SALE**

**INVESTMENT/DEVELOPMENT OPPORTUNITY COMPRISING
LARGE RETAIL SHOP AND OFFICE SPACE, 2-BED FLAT AND
SEPARATE DETACHED COACH HOUSE WITH POTENTIAL**

LOCATION

The property is located fronting Low Lane close to its junction with Broadgate Lane and a short distance from the Leeds Outer Ring Road (A6120). The property is located within a densely populated residential area.

DESCRIPTION

A rare opportunity to acquire a characterful stone-built 2-storey end of terrace property comprising part commercial and part-residential accommodation, with a separate detached 2-storey coach house to the rear.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1st Edition, May 2015, the commercial element of the property provides the following approximate internal areas:

ground floor shop, office & storage	897 sq ft (83.3m ²)
basement	224 sq ft (20.8m ²)
detached coach house	977 sq ft (90.8m ²)
total	2098 sq ft (194.9m²)

The first floor residential flat briefly comprises lounge, bathroom/shower, kitchen, 2 bedrooms, cloakroom.

TERMS

The property is offered on a freehold basis with full vacant possession and a guide price of **£395,000**. It is understood VAT is not applicable on the sale of this property.

BUSINESS RATES/COUNCIL TAX

The commercial element of the property is understood to have a current 2010 rateable value of **£6,500**. The residential flat is assessed for Council Tax in Band B. Interested parties are advised to direct further enquiries to the local authority.

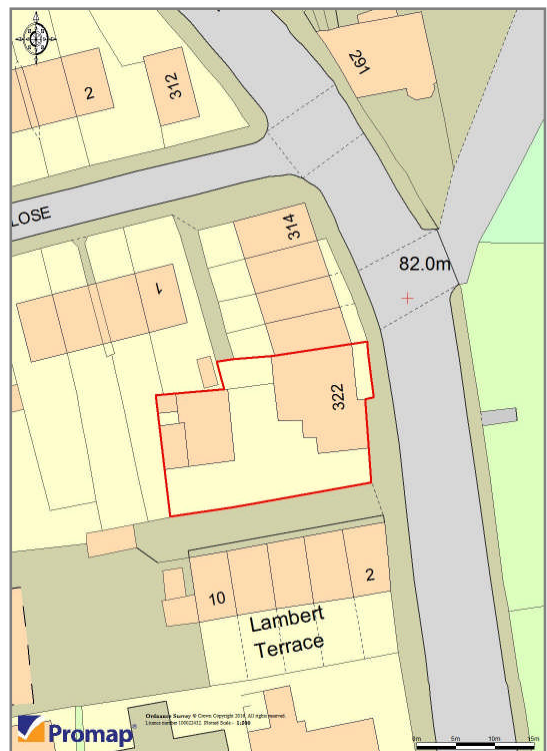
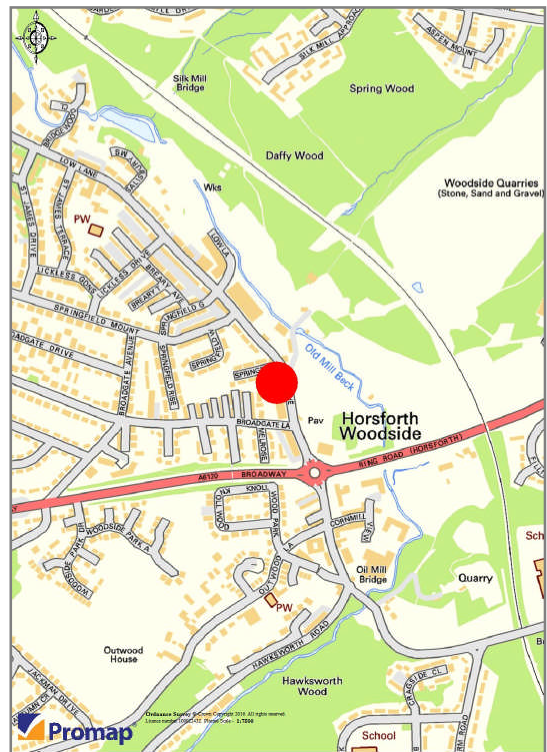
VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk) or Tom Gillson on 0113 239 5778 (tomg@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details prepared April 2016

SPD/LPJ



MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTORS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Energy Performance Certificate

Non-Domestic Building



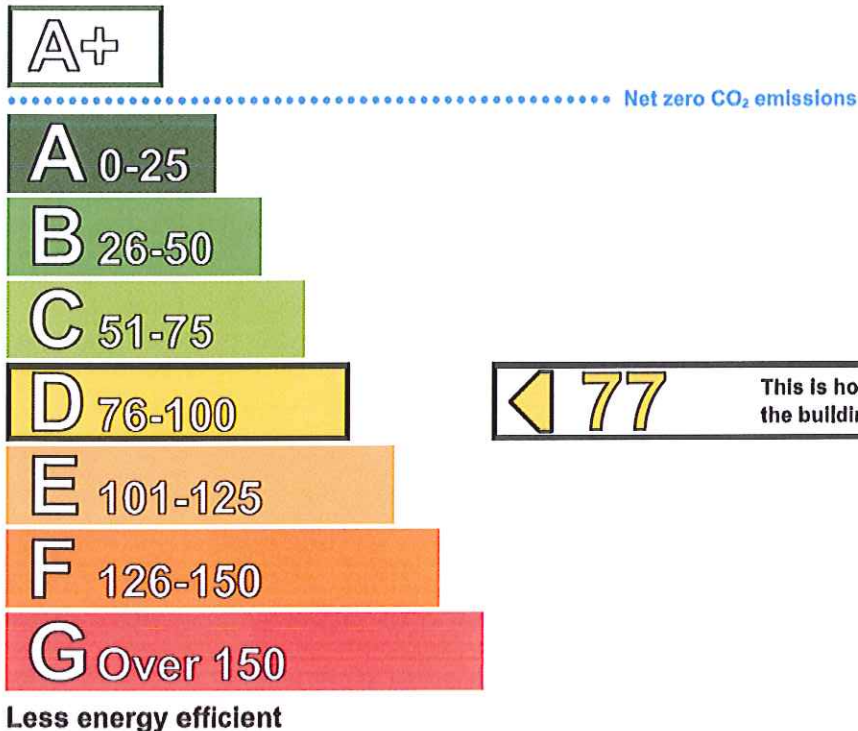
322 Low Lane
Horsforth
LEEDS
LS18 5DE

Certificate Reference Number:
9418-3064-0665-0700-3021

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

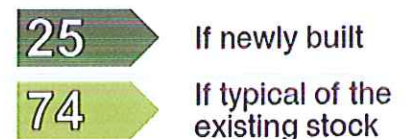


Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 161
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 56.63

Benchmarks

Buildings similar to this one could have ratings as follows:



Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate



322a, Low Lane, Horsforth, LEEDS, LS18 5DE

Dwelling type: Top-floor flat
 Date of assessment: 28 April 2016
 Date of certificate: 28 April 2016

Reference number: 2988-8003-7274-4546-3990
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 91 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

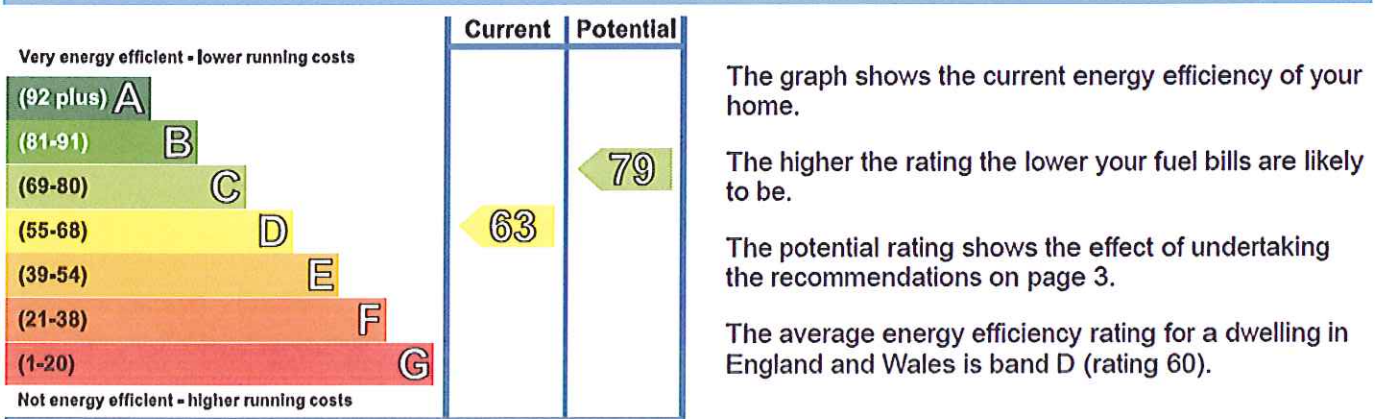
Estimated energy costs of dwelling for 3 years:	£ 2,955
Over 3 years you could save	£ 1,287

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 186 over 3 years	
Heating	£ 2,346 over 3 years	£ 1,191 over 3 years	
Hot Water	£ 291 over 3 years	£ 291 over 3 years	
Totals	£ 2,955	£ 1,668	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 291	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 885	✓
3 Low energy lighting for all fixed outlets	£25	£ 111	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Energy Performance Certificate

Non-Domestic Building



The Coach House
322 Low Lane
Horsforth
LEEDS
LS18 5DE

Certificate Reference Number:
0380-0036-9719-0724-3006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

..... Net zero CO₂ emissions

◀ 118 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 90
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 113.61

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built
84 If typical of the existing stock

Green Deal Information

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