



**52/52A NORTH LANE  
HEADINGLEY  
LEEDS  
LS6 3HU**

**FOR  
SALE**

**RETAIL SHOP WITH A3/A5 CONSENT AND RESIDENTIAL  
ACCOMMODATION ABOVE**

**FOR SALE WITH VACANT POSSESSION**

## Location

The property occupies a prominent position on North Lane, close to its junction with Cardigan Road and Kirkstall Lane, within the popular North Leeds suburb of Headingley.

## Description

The property comprises a mixed-use opportunity with retail accommodation to ground floor and basement, and self-contained residential accommodation on the first floor. The building is single-storey to the front with a 2-storey section to the rear and benefits from a yard providing loading and/or parking. Internally, the retail accommodation is open-plan, providing sales space to the front with steps leading to a rear storage/staff area with kitchen and WC facilities and loading access to the rear yard.

## Accommodation

Measured in accordance with the RICS property measurement (incorporating International Property Measurement Standards) 1<sup>st</sup> Edition, May 2015 the accommodation provides the following approximate net internal areas:

Ground floor Sales	746 sq ft (69.3m <sup>2</sup> )
Ground floor Rear	196 sq ft (18.2m <sup>2</sup> )
Ground floor store	224 sq ft (20.8m <sup>2</sup> )
Basement	282 sq ft (26.2m <sup>2</sup> )
Total	1448 sq ft (134.5m <sup>2</sup> )

The first floor comprises a separate self-contained 3-bedroom residential apartment with open-plan kitchen/living room and bathroom/WC.

## Terms

The property is offered on a freehold basis with full vacant possession, at a guide price of **£325,000**. It is understood that VAT is not applicable on the sale of this property.

## Business Rates/Council Tax

According to the Valuation Office Agency website the commercial element of the premises has a 2017 Rateable Value of **£19,750**. Interested parties are advised to make their own enquiries in this respect.

## Viewing/Further Information

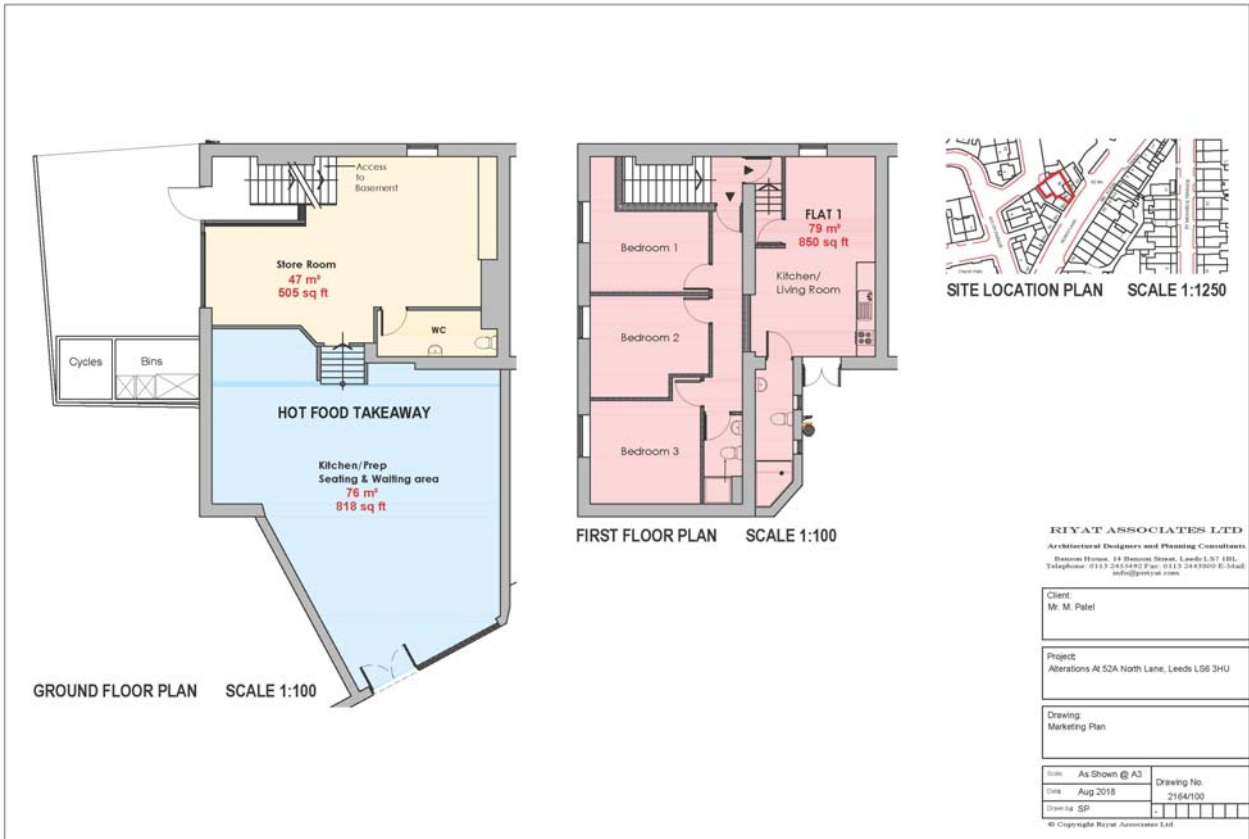
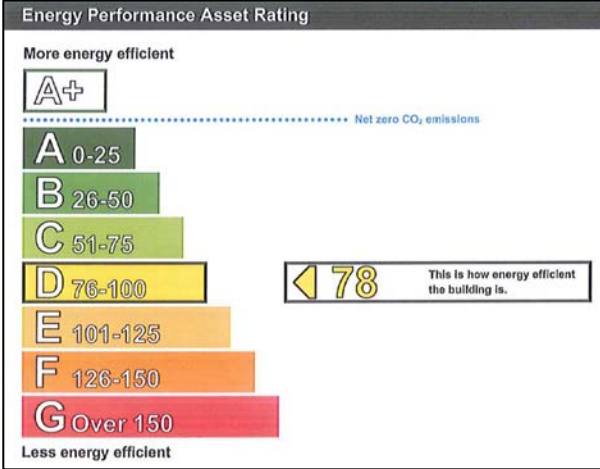
For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 2395777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)) or Alfie Stevens-Neale on 0113 2395778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk))

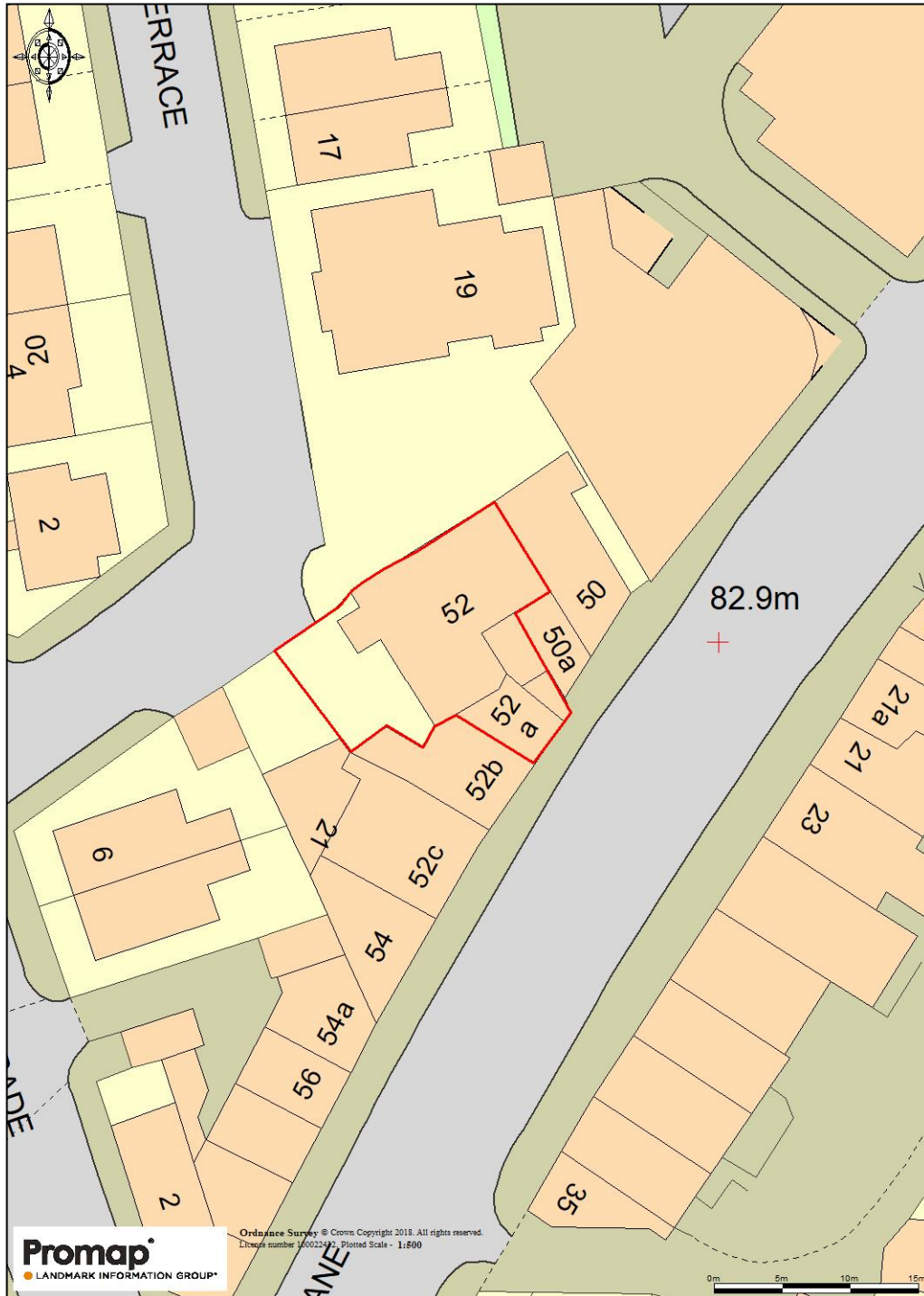
## SUBJECT TO CONTRACT

Details amended April 2019

SPD/LPJ







**MISREPRESENTATION ACT 1967**

Messrs Adair Paxton 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 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.

**MISDESCRIPTONS 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.

