141 Long Causeway, Leeds, Yorkshire LS16 8EX
Offers In Excess Of £600,000

AdairPaxton
Property Specialists

Adair Paxton are delighted to present to the market this two storey purpose built GP surgery premises (scheduled for closure March 2021) with an adjacent single storey retail unit and store used as a pharmacy. Both buildings are built of brick under pitched roofs. Situated in a much sought after Adel location, the buildings are within landscaped grounds and benefit from a substantial car park, offering parking for approximately 15 cars. Internally the surgery briefly comprises:

Ground Floor - Waiting Room, reception, treatment room, 2 No. consultation/ examination rooms and 3 No. separate WCs.

First Floor – Staff room, store, kitchen, 3 double bedrooms, lounge/ diner and bathroom.

Rarely available in such a prime, North Leeds location, this presents a great opportunity. We anticipate a good deal of interest in this property and early viewing is highly recommended.

- **Rare Investment/Development Opportunity**
- **Sought After Adel Location**
- **Purpose built Surgery & Pharmacy Premises**
- **Suitable for Alternative Uses (Subject to Planning)**
- **Income Producing in Short Term with Potential For Extension (Subject To Contract)**
- **Potential For Redevelopment (Subject to Planning)**
- **Early Viewing Advised**
- **Substantial Plot**
- **EPC Surgery - D**
- **EPC Pharmacy - C**

Location
The property is located fronting Long Causeway in the popular and affluent north Leeds suburb of Adel. The property is immediately surrounded by residential dwellings and Adel St John the Baptist Primary School is adjacent to the north of the property.

Description
Two storey purpose built former GP surgery premises (scheduled for closure March 2021) with an adjacent single storey retail unit and store used as a pharmacy. Both buildings are built of brick under pitched roofs. The buildings sit within landscaped grounds and benefit from a car park for circa 15 cars. Internally the surgery briefly comprises:

Ground Floor - Waiting Room, reception, treatment room, 2 No. consultation/ examination rooms and 3 No. separate WCs.

First Floor – Staff room, store, kitchen, 3 double bedrooms, lounge/ diner and bathroom.

Accommodation
Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1st Edition, May 2015, the unit provides the following approximate gross internal areas:

SURGERY

Ground Floor 134.9 sq m (1,444 sq ft)

First Floor 134.9 sq m (1,444 sq ft)

TOTAL 269.8 sq m (2,904 sq ft)

PHARMACY

Ground Floor 31.7 sq m (341 sq ft)

The property as a whole extends to an approximate site area of 0.32 acres (0.13 ha).

Terms
The property is offered for sale on a freehold basis with full vacant possession and offers are invited in excess of £600,000. It is understood that VAT is not applicable on this property.

Business Rates
According to the Valuation Office Agency website the two parts of the property have current 2017 Rateable Values of:

Surgery Premises £8,300

Pharmacy £10,500

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 Alfie Stevens-Neale on 0113 2395778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 2395777 (simon@adairpaxton.co.uk)

NO SMOKING
FIRE EXIT
NURSE ON DUTY

El Sub Sta
WAYLAND CROFT
WAYLAND APPROACH
Surgery
141
LB
TCB
138.1m
13
25
38
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FLOOR PLANS

Total Area: 269.8 m² ... 2904 ft²

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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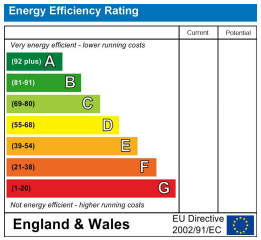
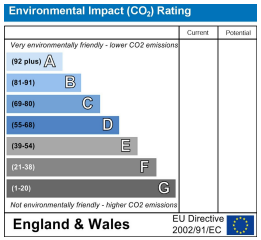
ENERGY PERFORMANCE





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MISDESCRIPTIONS 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