



Sanderson
Weatherall

For Sale

(Price Reduced)

Long Leasehold Ground
Floor Retail Unit
Block E
Kirkstall Hill
Leeds, LS5 3BS



- Virtual Freehold Retail Unit For Sale
- Located in the Kirkstall suburb of Leeds 2.5 miles from the city centre
- Fronting one of the busiest traffic junctions in the area

- Commercial unit within the development of 263 new homes
- Approximately 212.54 sq m (2,287 sq ft) GIA
- Offers in excess of £320,000 plus vat invited

Situation

The property is situated on the ground floor of Block E benefiting from a substantial frontage to Kirkstall Lane at its junction with Kirkstall Hill. This is one of the busiest Roads in this area of Leeds.

Kirkstall Leisure Centre is located approximately 150 metres away on the opposite side of the Road. Kirkstall Bridge Shopping Park is approximately 350 metres away where occupiers such as Home Bargains, Iceland, Pets at Home, Smyths Toys etc are located.

Other major occupiers in the vicinity include the Morrisons Superstore, Boots, B&M, Halfords etc.

Description

The retail unit is finished to a shell specification with capped off services and benefits from a fully glazed shop front. Level customer access will be from Kirkstall Lane by the junction with Kirkstall Hill. The premises will also benefit from rear vehicular service access.

Accommodation

The property is planned on ground floor only with a gross internal floor area of approximately 212.54 sq m (2,287 sq ft).

Location

The property is located within the new Kirkstall Place residential scheme approximately 2.5 miles from Leeds City Centre.

Being developed by Artisan the scheme will provide 263 homes with a mix of 1-3 bedroom apartments and 2-4 bed town houses. Kirkstall Place is located between Kirkstall Road, Kirkstall Lane and Kirkstall Hill and so benefits from an excellent road network. Headingley Train Station is only a few minutes walk from the development providing direct trains to both Leeds and Harrogate.



The Opportunity

We believe that the property has a variety of potential uses for an owner occupier or investor. It is considered that uses could include convenience stores, retailers, restaurants, health & Fitness, offices etc.

Please note that there will be a restriction against the commercial unit being used for a pub/bar, hot food takeaway, nightclub, working mans clubs (or similar), betting shop or gaming use.

Timing

Block E is the within the first phase of Kirkstall Place which has now been completed.

The remainder of the development will be phased with final completion of all the new residential units due for 2026.

Energy Performance Certificate

The property has an EPC rating of 31B and a copy of the certificate is available upon request.

Anti-Money Laundering

In accordance with Anti-Money Laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

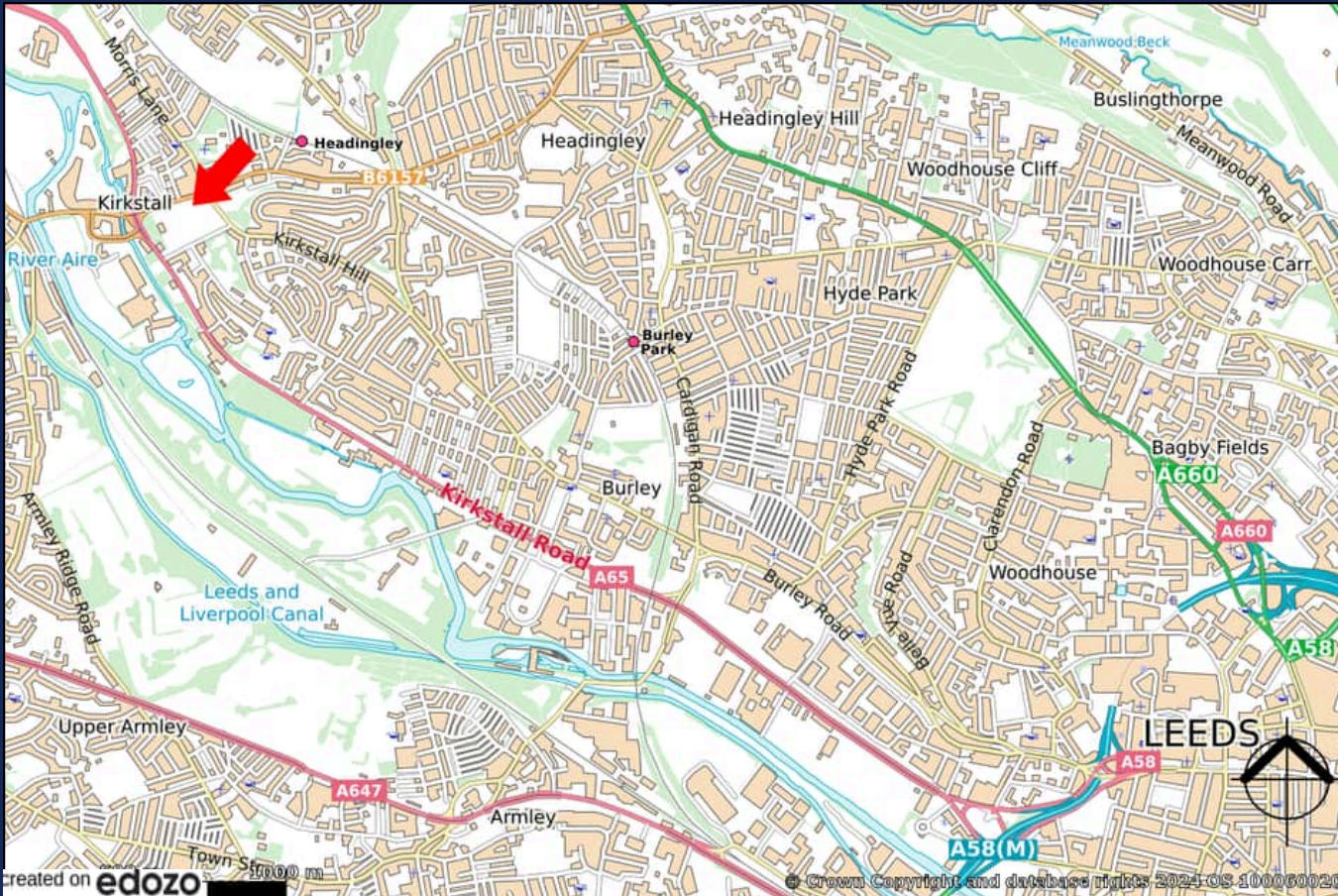
Proposal

The property is available on a Long Leasehold basis for a term of 999 years.

Offers in excess of £320,000 plus vat are invited.

VAT

VAT will be payable on the purchase price.



Viewings

For further information or to arrange a viewing contact

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