CARTER TOWLER
Chartered Surveyors

For Sale



1 Ninelands Lane

Garforth, Leeds, LS25 1NX

FREEHOLD COMMERCIAL PREMISES

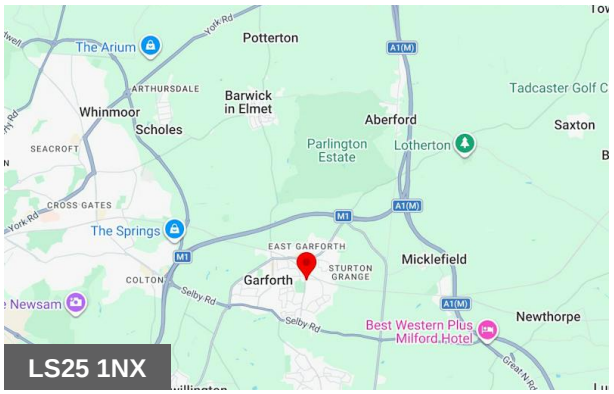
- Suitable for various uses (STP)
- Good location
- Excellent parking

1,836 sq ft
(170.57 sq m)

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Summary

Available Size	1,836 sq ft
Rates Payable	£6,112 per annum Dependent on the proposed use the property may qualify for full rate relief
Rateable Value	£16,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)







Description

The building comprises a modern, detached, stand alone, single storey brick-built property set under a pitched roof. Internally the property is configured to provide a number of separate rooms, prep areas, kitchen, and toilets. Good additional storage space is available in the large loft area accessed via a loft ladder. The property benefits from 5 marked car parking spaces to the front however there is the ability to park two or three extra cars to the side of the building. Two loading doors are located to the side of the premises, and a small yard driveway is located to the rear which could be used for storage, bin store, or further parking. The building benefits from a 3 phase power supply and gas central heating.

Location

The property is located on Ninelands Road by the entrance to a small housing estate and adjacent to Garforth Leisure Centre, approximately 0.5 miles from Garforth town centre. Garforth is located 6.5 miles east of Leeds, 16 miles south-west of York and 10 miles north of Wakefield, therefore well connected by road. There are also two railway stations located nearby.

Terms

The property is available for sale freehold with full vacant possession. Offers invited over £350,000.

Planning

We understand the property currently benefits from the new E Class planning consent however advise interested parties to make their own enquiries via the Local Authority.

Use

The property could be suitable for a variety of uses like vets, physio/chiropractors, dentist, coffee shop, restaurant, beauty salon, day nursery or offices.

Viewing & Further Information



Pete Bradbury
0113 245 1447
petebradbury@cartertowler.co.uk



Tom Fuller
0113 245 1447
tomfuller@cartertowler.co.uk

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