

FOR SALE (MAY LET)

M Nabarro
McAllister

Office premises (residential potential)

82A FOUNTAIN STREET, MORLEY, LEEDS, LS27 0PH

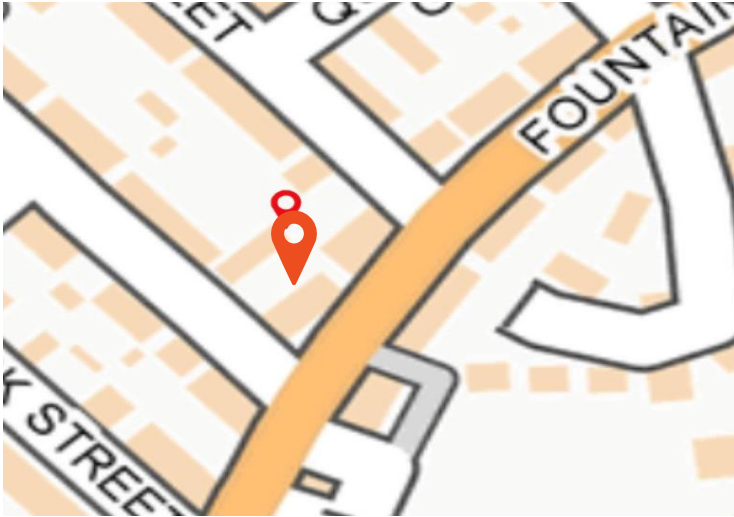


- Compact office
- Residential potential
- Secure yard/parking

PRICE: £80,000

246 SQ FT (23 M2)

82A FOUNTAIN STREET, MORLEY, LEEDS, LS27 0PH



LOCATION

The property is situated at the rear of terraced houses fronting Fountain Street close to the centre of Morley. There is easy access to Morley town centre, the motorway network and the nearby larger centres of Leeds and Wakefield.

DESCRIPTION

The property comprises a 2-storey detached building being of traditional construction with walls built in brick under a Spanish slate roof. The gutters and fall pipes are in PVC. There is a secure yard providing useful storage space or parking. The immediate locality is residential.

ACCOMMODATION

	m2	ft2
GROUND FLOOR		
KITCHEN	11	116
WC		
FIRST FLOOR		
OFFICE	12	130
TOTAL	23	246

SERVICES

The property benefits from mains water, drainage and electric. No gas is connected. Neither the service connections or appliances have been tested prior to completion.

RATEABLE VALUE

The property has the below entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
£980	£500

Purchasers may qualify for small business rates relief and the appropriate enquiries should be made of the Leeds Rating Authority.

PLANNING

The latest use has been as an office. Any enquiries on planning issues should be made through Leeds City Council.

TERMS

The property is offered for sale at an asking price of £80,000.

The owner is prepared to consider a letting of the property on a 5 year lease or multiples of 5 years at an annual rent of £6,000 pa

TENURE

The property is believed to be freehold.

VAT

Our client advises that VAT is not chargeable on this transaction. Your legal advisors should verify.

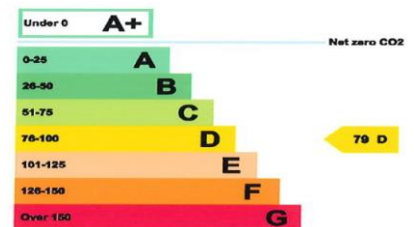
LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Energy rating and score

This property's energy rating is D.



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

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REF: JUNE 2024

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Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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