

FOR SALE

**N** Nabarro  
McAllister

Prominent Retail Shop  
Potential for use as a dwelling

490 HARROGATE ROAD, LEEDS, LS17 6DL



- Prominent Main Road position
- Close to Moortown
- First time on market for thirty years
- Suitable for a variety of uses

Offers in excess of £295,000

1,148 sq. ft (107 m<sup>2</sup>)

# 490 HARROGATE ROAD, ROAD, LEEDS, LS17 6DL



## LOCATION

The property occupies a very prominent position on the A61 Harrogate Road just North of Moortown. Readily accessible for the Leeds Outer Ring Road and about five miles from Leeds City Centre. The property stands in a block of residential and commercial properties close to the junction with Sandhill Lane.

## DESCRIPTION

The four-storey building comprises a retail shop with office/ancillary space but could be suitable for a variety of uses including residential. The property is of traditional construction with walls faced in stone under a blue slated pitched roof. The property has a small forecourt to the front and substantive display window at ground floor level.

## ACCOMMODATION

	m2	ft2
<b>BASEMENT</b>		
Three store cellars	30	321
Ground floor main sale Shop	22	233
Annex sales	9	99
First floor front Workroom and kitchen	25	270
Second floor workroom	21	225
WC with washbasin and WC		
<b>TOTAL</b>	<b>107</b>	<b>1148</b>

The accommodation benefits from gas fire and central heating.

## SERVICES

The property benefits from all main services and gas fired central heating is installed. No test of the services has been made but purchasers should rely on their own investigations.

## RATEABLE VALUE

The property has the below entry in the 2023 rating assessment list. Interested parties should confirm these with the Local Authority.

Rateable Value	Estimated rates payable
£9,800	£4,900

Occupiers may be able to claim small business rate relief, but enquiries should be made of Local Rating Authority.

## TERMS

The property is offered freehold at offers in excess of £295,000.

## VAT

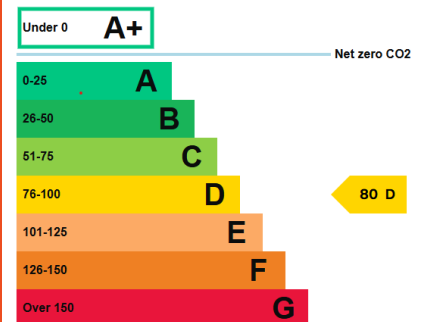
Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify.

## LEGAL COSTS

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

## EPC

This property's energy rating is D.



## VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

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JANUARY 2025

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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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