



41 Main Street

Garforth, LS25 1DS

PROMINENT RETAIL/LEISURE PREMISES

2,997 sq ft
(278.43 sq m)

- Freehold with vacant possession
- Planning for rear extension
- Alcohol license
- Potential upper floor conversion opportunity

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Summary

Available Size	2,997 sq ft
Price	£550,000.00
Rates Payable	£19,086.75 per annum
Rateable Value	£38,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Description

The building comprises a brick built, semi-detached, three-storey property prominently positioned on Main Street In Garforth, West Yorkshire. Internally the property provides a large predominantly open plan sales/customer area at ground floor with separate customer toilet, storage room and double shop frontage. To the rear is a good yard space currently used for additional seating. The first floor comprises a large room, two smaller rooms, toilets and a kitchen. Further accommodation is available in the attic. On street parking is available directly outside the unit and there are two large car parks off Main Street. Nearby retailers include Greggs, Costa, Domino's and The Co-op.

Location

The property is prominently located on Main Street in Garforth Town Centre, the town of which is located approximately 6.5 miles east of central Leeds.

Accommodation

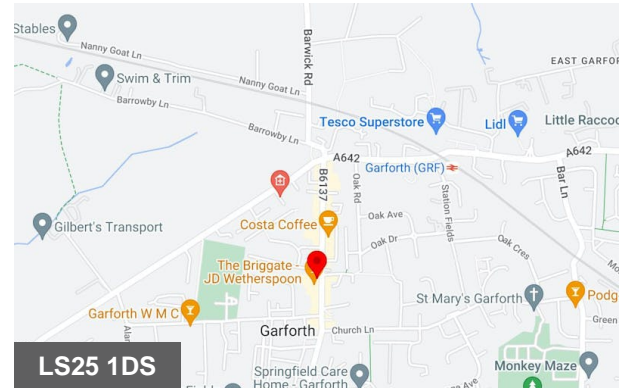
Name	sq ft	sq m
Ground	1,385	128.67
1st - Ancillary	1,014	94.20
2nd - Storage	598	55.56
Total	2,997	278.43

Terms

The property is available freehold with full vacant possession. Offers in the region of £550,000.

Planning

We understand the property currently benefits from the new E Class planning consent however advise interested parties to check with the Local Authority. The property also has the benefit of planning consent to extend the rear of the ground floor with the addition of a roof terrace (application ref 21/09741/FU).



Viewing & Further Information



Pete Bradbury

0113 245 1447

petebradbury@cartertowler.co.uk



Tom Fuller

0113 245 1447

tomfuller@cartertowler.co.uk

Land Registry Official copy of title plan

Title number **WYK917843**
Ordnance Survey map reference **SE4033SW**
Scale **1:1250**
Administrative area **LEEDS**



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