

# FOR SALE

OFFICES / RETAIL UNIT & ANCILLARY  
ACCOMMODATION WITH POTENTIAL FOR  
RESIDENTIAL CONVERSION STP



**HOLDER & CO**  
Property Consultants



**7 – 9 HARROGATE ROAD,  
RAWDON, LEEDS LS19 6HW**

- **Opportunity for residential conversion STP**
- **1,119 sq ft (103.95 sq m)**
- **Ground & First Floor Offices & Retail unit**
- **Rare freehold opportunity**





## LOCATION

The property is situated fronting Harrogate Road close to the junction with New Road Side (A65). The area is typified by retail and residential properties. Rawdon is an affluent suburb of Leeds approximately 8 miles north west of Leeds City Centre.

## DESCRIPTION

The premises comprise a two storey end terraced property consisting of offices over two storeys and a small retail frontage.

## TERMS

The freehold of the premises is available to purchase. Offers are invited in the region of £195,000 exclusive.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Net Internal Area:

Description	Sq m	Sq ft
Ground Floor Retail, Office & Stores	48.12	518
First Floor Office	55.83	601
<b>TOTAL</b>	<b>103.95</b>	<b>1,119</b>

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## RATEABLE VALUE

Warehouse & Premises - £11,500

## CONTACT

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Subject to Contract