

# For Sale



## Chapel Allerton, Leeds

52 Harrogate Road, LS7 4LA

Total Area: 1,528 sq ft (142 sq m)

Sale Price: £250,000

**Location & Description:**

- Chapel Allerton is a popular suburb in North Leeds, approximately 2 miles north of the city centre.
- A former NatWest bank positioned on the corner of a neighbourhood parade in close proximity to local and national retailers such as Lidl, JD Wetherspoon and Pizza Hut.
- The premises comprise a main banking hall, staff offices and strongroom at ground floor and additional ancillary areas at basement, first and second floor levels.
- The upper floors are suitable for conversion to residential use subject to obtaining the necessary planning consents.

**Demise:**

Ground Floor	729 sq ft	(67.7 sq m)
Ground Floor Ancillary	102 sq ft	(9.5 sq m)
Basement Ancillary	66 sq ft	(6.1 sq m)
First Floor Ancillary	418 sq ft	(38.8 sq m)
Second Floor Ancillary	214 sq ft	(111.5 sq m)
Car Parking Space	1	

**Price:**

£250,000

**Tenure:**

Freehold.

**VAT:**

We have been advised the property is not subject to VAT. Buyer is to make their own enquiries.

**EPC:**

Energy Performance Rating Assessment – C

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £14,250

**Date Prepared:**

April 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

**For further information and to register and stay up to-date with this property please click the image below.**

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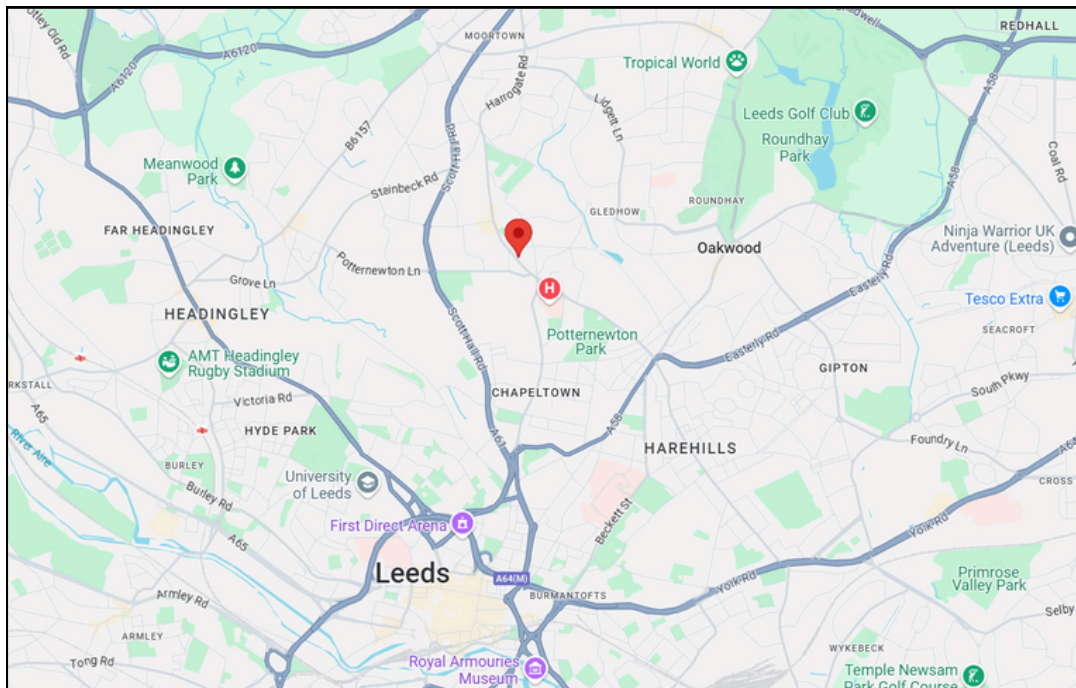
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**In partnership with:**





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