

For Sale



Cross Gates, Leeds

67-69 Station Road, LS15 8DJ

Total Area: 1,711 sq ft (159 sq m)

Sale Price: £275,000

Location & Description:

- The property is situated in Cross Gates which is a popular residential suburb east of Leeds approximately 9 km from the city centre benefitting from good road access into the city centre, together with the M1 and M62 motorways. The mainline train station is located approximately 100m south
- Positioned in a prominent corner of the popular Austhorpe and Station Roads, in close proximity to the main entrances into the Crossgates Shopping Centre, with a mix of surrounding national and independent occupiers including Halifax, Costa and the Post Office.
- The property is capable of being converted to a wide range of uses subject to obtaining the necessary planning consents.

Demise:

Ground Floor Sales 1,040 sq ft (96.6 sq m)

Basement Ancillary 268 sq ft (24.9 sq m)

First Floor Ancillary 404 sq ft (37.5 sq m)

Price:

£275,000

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 – E

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £30,250

Date Prepared:

June 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.

**Contact Us:****James Moss**

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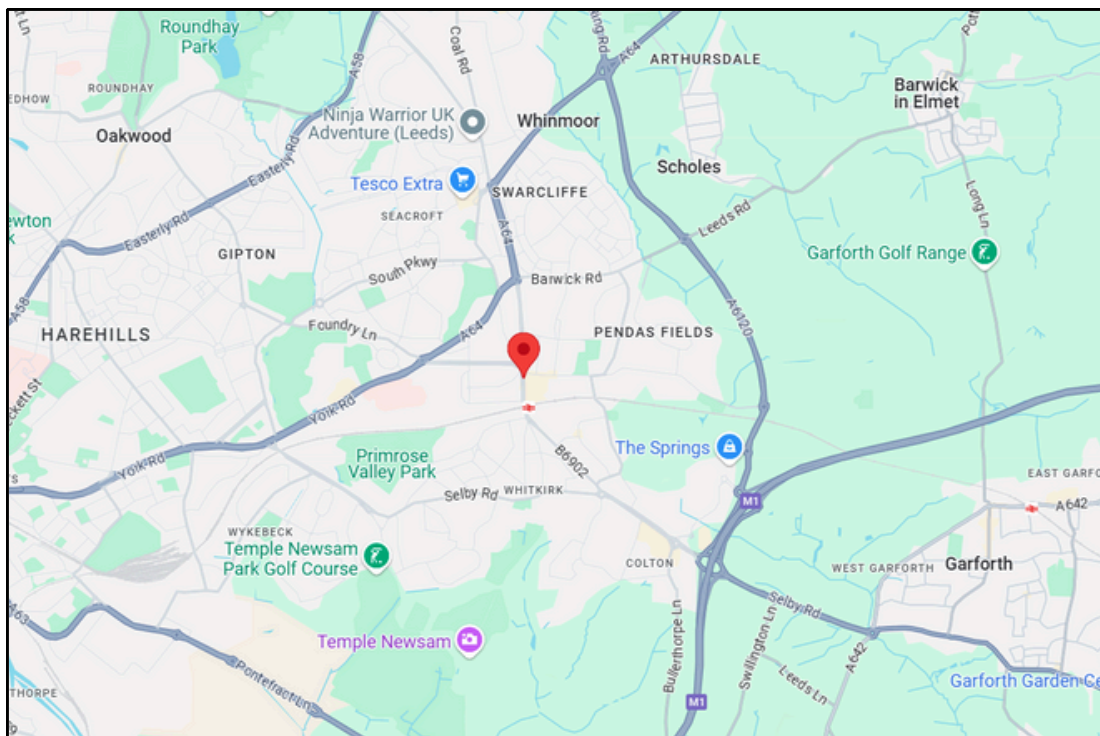
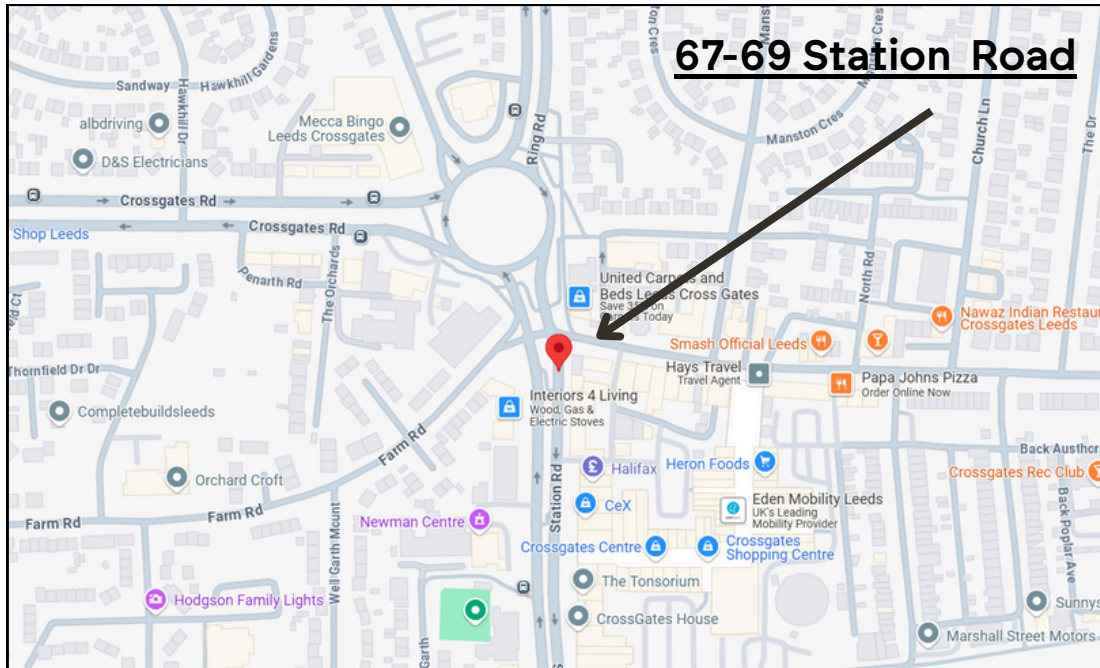
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In partnership with:



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