

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, register interest,
request a viewing and stay up to-date with this
property please click the image below.**

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

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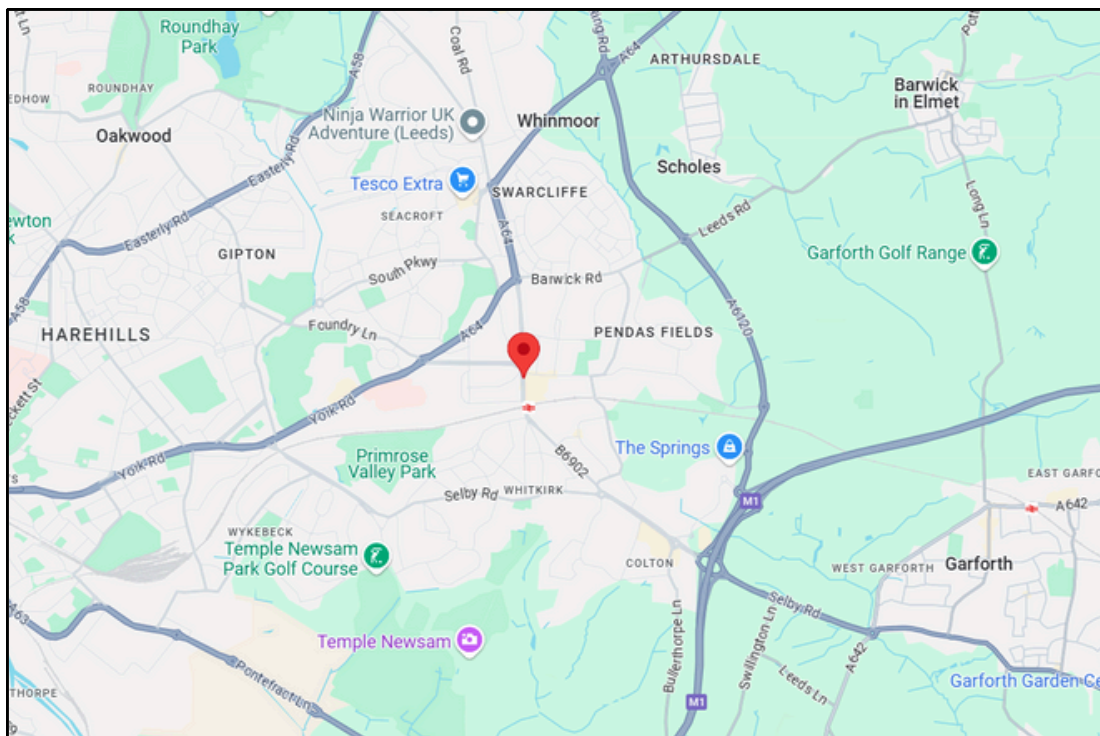
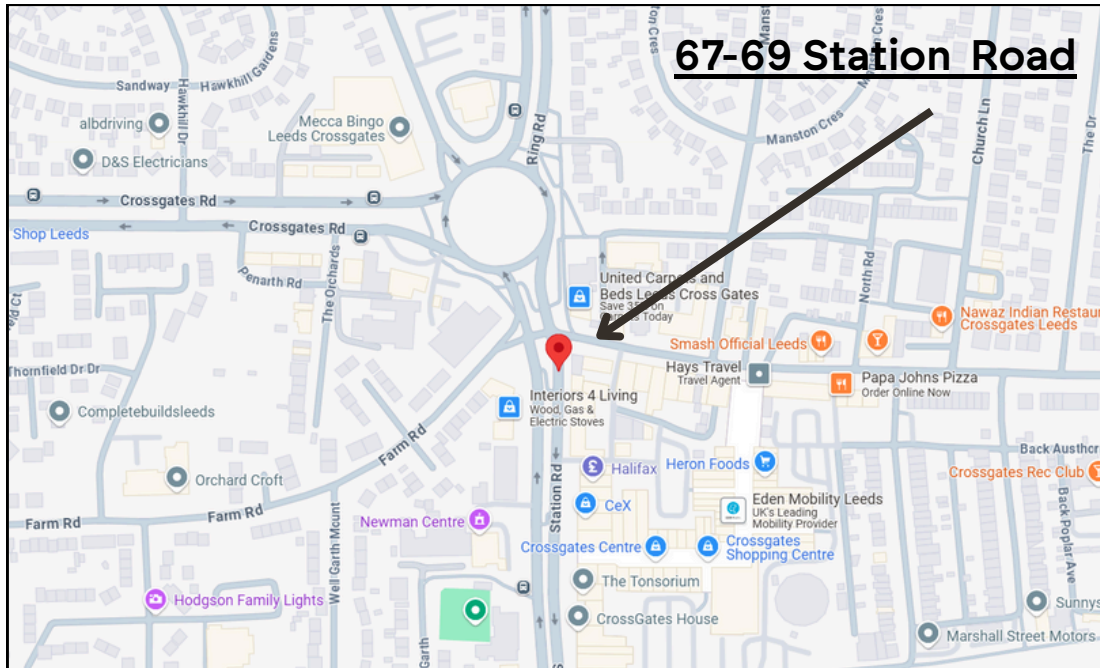
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In partnership with:





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