




Stoneacre
Properties

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Cross Green Lane, Halton, LS15 7QX

£700

Our branch opening hours are:

Mon	09:00 - 18:00
Tues	09:00 - 18:00
Weds	09:00 - 18:00
Thurs	09:00 - 18:00
Fri	09:00 - 18:00
Sat	10:00 - 17:00
Sun	By Appointment

We are also available for out of hours appointments.

Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Stoneacre Properties are delighted to offer this superb, recently renovated, three bedroom maisonette to let on this popular street in Halton. The property is offered unfurnished and has been extensively refurbished and redecorated to high standard throughout. The property comprises of a large living room and kitchen with island and new appliances, three good size bedrooms and a modern bathroom. The flat is close to a number of popular shops, restaurants and bars and there are a number of good schools in the area. There are excellent transport links, with regular buses into Leeds City Centre and Crossgates train station a short walk away. Viewings are highly recommended. AVAILABLE 2ND MARCH 2021

- THREE BEDROOMS
- UNFURNISHED
- MODERN
- NEWLY DECORATED
- WHITE GOODS
- BRAND NEW KITCHEN
- GREAT LOCATION
- AVAILABLE 2ND

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

LOCATION

Stoneacre Properties are delighted to offer this property on Cross Green Lane between Halton and Crossgates. The shop offers spacious yet low cost accommodation with the benefit of private off-street parking

DESCRIPTION

The current layout is formatted as:-

Ground floor retail space with two feature display windows

There is a new kitchen and w/c area with access to the rear yard.

There is also a dry and spacious basement for additional storage

Externally, the property benefits from dedicated off-street parking to the front

ACCOMMODATION

The property provides the following accommodation:-

Ground floor Retail 35.61 m2 351 sq ft

plus kitchen, w/c & basement

plus off street parking for 2 cars

TERMS

The property is available by way of a new FRI lease £6,950 p/a exclusive.

The property is not elected for VAT

BUSINESS RATES

The property has been assessed by the Valuation Office Agency in 2010 at £2,800RV.

100% Small Business Rate relief (subject to status) and Retail Relief

ZERO payable.

Interested parties are advised to make their own inquiries in this respect.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

0694 - 2210 - 6830 - 4400 - 3003

This can be viewed on www.ndeprcregister.com

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT

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2.All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any



intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.

3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.

4. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared April 2015.



