



Restaurants in LS19

Town Street, Yeadon, Leeds, West Yorkshire, LS19 7EQ

£55,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Self Contained Ground Floor Commercial Unit
- ✓ Integral WC and Storage
- ✓ Professional Kitchen
- ✓ Generous Shop Front
- ✓ Located Off Town Street - Adjoining Yeadon High Street

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

A fantastic opportunity to acquire a self contained, ground floor commercial unit, situated directly off Town Street in Yeadon - accessed via Yeadon High Street. The property includes a large shop front with separate rear kitchen, adjacent storage room and WC.

The property currently includes a kitchen to the rear fitted with a selection of base units incorporating an industrial extractor fan and electric hob below, space for an oven, a stand alone dishwasher and a stainless steel sink/drainer - however this space can be converted into additional shop display space or storage space - depending on requirements. Adjacent to this, is a WC and storage cupboard.

The shop front is a generous size and would be suitable for use as a takeaway/cafe, or for use as an independent retail unit.

There is on street parking to the front of the property.

Please note we have not inspected this property.

Price: Starting Bid £55,000

Property Type: Restaurants

Business Type: Sandwich Shop / Cafe

Parking: None

Location

Yeadon Town Street is a charming, partially cobbled road accessed from Yeadon High Street - benefitting from a number of well-established local businesses including charity shops, independent retailers, cafes, beauticians and hairdressers.

Accommodation

The property includes a large shop front with separate rear kitchen, adjacent storage room and WC. The property currently includes a kitchen to the rear fitted with a selection of base units incorporating an industrial extractor fan and electric hob below, space for an oven, a stand alone dishwasher and a stainless steel sink/drainer - however this space be converted into additional shop display space or storage space - depending on requirements. Adjacent to this, is a WC and storage cupboard.

Rateable Value

Future rateable value (from 1 April 2026) £5,400. Sourced from VOA.

Tenure

Freehold, title number WYK23060

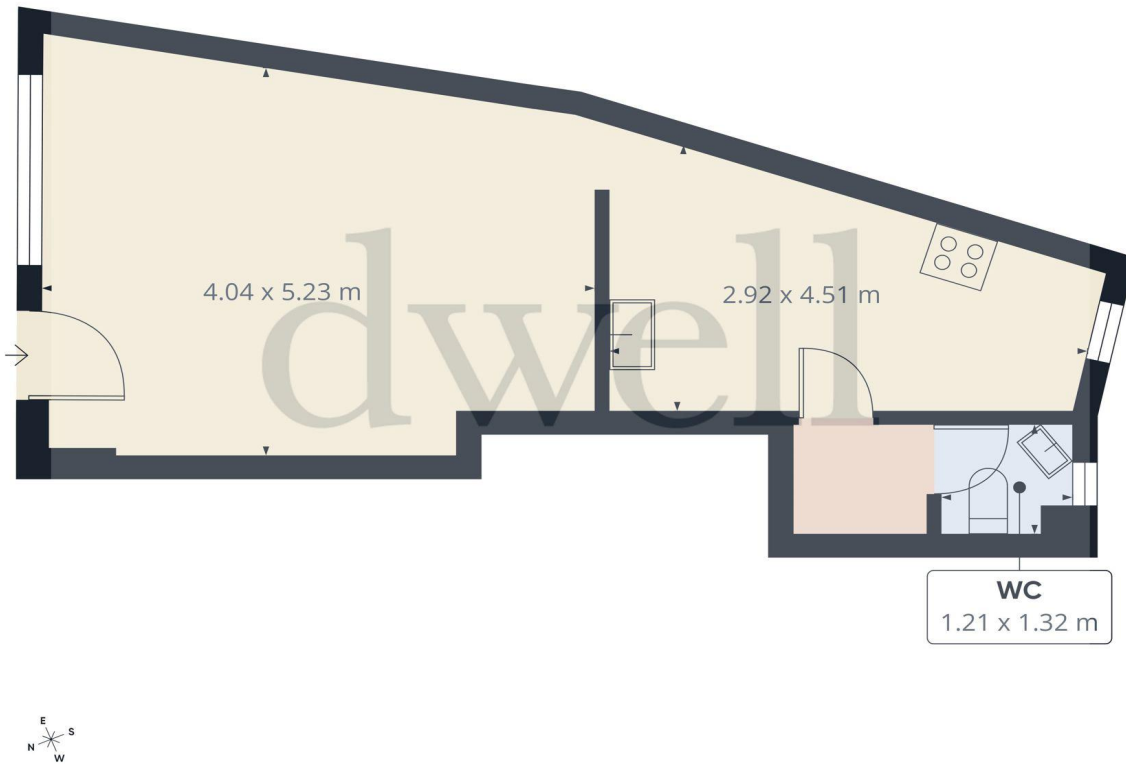
EPC

Rating E. Full report available upon request.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

dwell



Approximate total area⁽¹⁾
34.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Town Street, Yeadon, Leeds, West Yorkshire, LS19 7EQ

Contact your local branch today for more information on this property:

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