

PROMINENT FORMER VETERINARY PREMISES WITH DEMISED CAR PARKING

DUE TO RELOCATION

FOR SALE



132 AUSTHORPE ROAD, CROSSGATES, LEEDS  
LS15 8EJ

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Eddisons

# 132 Austhorpe Road, Crossgates

Leeds, LS15 8EJ



Tenure

For Sale



Property Type

Commerical



Price

Upon application



Size

233.56sq m (2,514 sq ft)



Location

Leeds, LS15 8EJ



Property ID

731.4607a (1228424)

**For Viewing & All Other Enquiries Please Contact:**

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**Director**

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**Graduate Surveyor**

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01274 734101

## Property

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The property comprises of a three storey plus basement brick built former veterinary practice under a pitched tiled roof.

The premises provides a large reception, with a mix of open plan and private rooms throughout as well as WC/staff facilities.

The property benefits from plastered walls, part timber flooring, double glazed windows providing good natural light throughout, gas central heating and entrances at the front, side and rear.

Externally, the building benefits from landscaped grounds and demised parking.

The property lends itself to a variety of uses including redevelopment for residential (STP).

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	67.82	730
First Floor	61.13	658
Second Floor	37.72	406
Basement	66.89	720
<b>Total GIA</b>	<b>233.56</b>	<b>2,514</b>

## Energy Performance Certificate

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An EPC has been commissioned.

## Services

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We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Rates

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**Description:** Surgery and Premises  
**Rateable value:** £18,000

## Terms

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The property is available **For Sale freehold with vacant possession.**

## Price

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**Price on application.**

## VAT

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Prices and rental are exclusive of VAT if chargeable.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

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Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is prominently located on the junction of Austhorpe Road and Marshall Avenue, being in the suburb of Crossgates, approximately 4½ miles east of Leeds city centre.

Crossgates Station is only ½ mile away as well as the Crossgates Shopping Centre providing great amenities.

The A64 York Road is less than a mile in distance which links to the A6120 Ring Road providing excellent connection to the surrounding areas.











