



**38 CARR ROAD  
CALVERLEY, LEEDS  
LS28 5RH**



## **FOR SALE**

**Post Office and Convenience Store Business / Freehold Retail Unit  
along with 1<sup>st</sup> & 2<sup>nd</sup> Floor Residential Accommodation**

**PRICE – Offers in the Region of £525,000**

# 38 CARR ROAD, CALVERLEY, LEEDS, LS28 5RH

## LOCATION

The property occupies a prominent position fronting Carr Road (A657) within the sought-after Village of Calverley. The location provides easy access to Leeds via the Ring Road (A6120) and Bradford via the A658 Ring Road. The immediate surrounding area is predominantly residential with The New Inn Public House close-by and Victoria Park directly opposite.

## DESCRIPTION

The property consists of a substantial detached Victorian stone built property currently trading as a Post Office and convenience store to the ground floor and basement with residential accommodation to the 1<sup>st</sup> and 2<sup>nd</sup> floors. The property also has the benefit of planning consent for a rear extension to incorporate the basement into further residential accommodation.

Our clients intention is to dispose of their freehold interest along with the business currently trading from the ground floor.

## ACCOMMODATION

According to our measurements taken on site, the property benefits from the following net internal floor areas:-

Gross Frontage	6.30 m	(20'8")
Internal Width	5.69 m	(18'8")
Shop Depth	11.71 m	(38'5")
<u>Ground Floor</u>		
Sales	55.90 sqm	(602 sqft)
Stores	8.30 sqm	(89 sqft)
WC	----	----
<u>Basement</u>		
Stores	28.62 sqm	(308sqft)

## First Floor

Dining Kitchen, Living Room & Bathroom

## Second Floor

3 x Bedrooms & Shower Room

## RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Post Office and Premises  
Rateable Value: £8,400

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

## FREEHOLD SALE

The freehold interest in the property is offered "For Sale" along with the Post Office and convenience store business, currently trading from the ground floor. The business benefits from a Post Office salary, goodwill and fixtures and fittings. Recent accounts are available upon request.

## PRICE

The freehold interest is offered for sale along with the business at offers in the region of £525,000.

## PLANNING CONSENT

The property also benefits from planning consent granted in 2016 for a rear extension that incorporates basement and rear garden to extend the residential accommodation. Further information can be found under Application No. 16/00190/SU.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for the property is:-

B - 40

## VAT

VAT will be charged at the prevailing rate – if applicable.

## LEGAL COSTS

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

## VIEWING

Strictly by prior appointment with the sole selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

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Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)

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