



**38 Carr Road
Calverley, Leeds
LS28 5RH**



BUSINESS FOR SALE

**Modern Ground Floor Post Office With Convenience Store
On a Leasehold Basis
64.20 sqm (691 sqft)**

**RENTAL: £15,000 Per Annum Exclusive
BUSINESS & GOODWILL, FIXTURES & FITTINGS REDUCED TO £90,000**

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

Currently trading as a Post Office and convenience store, the property comprises the ground floor of a detached Victorian stone built residence converted to provide retail facilities with Post Office counter along with additional storage facilities.

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	----	----
Total Approximate Net Internal Floor Area	64.20 sqm	(691 sqft)

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.

LEASE TERMS

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews.

RENT

£15,000 per annum exclusive.

BUSINESS SALE

The business with the benefit of the Post Office salary, goodwill and fixtures and fittings is available at a premium of £90,000. The acquisition of stock to be agreed at a cost price by way of separate negotiation. Recent accounts are available upon request.

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

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(September 2016 – Amended November 2017 – 5672 / CJM)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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