
FOR SALE



FORMER GARFORTH CLINIC **Lidgett Lane, Garforth,** **Leeds, LS25 1LJ**

A substantial former clinic property in a desirable location of Garforth, with redevelopment and alternative use potential, subject to obtaining the necessary planning

The property equates to approximately 2,433 sq ft (226.1 sq M) (GIA) on a site of approximately 0.47 Acres (0.19 HA)

LOCATION

Garforth is a village within the City of Leeds metropolitan borough, in West Yorkshire.

Garforth is situated on the A63, which links it with the M1 and the A1 (M), the M62 lies close by to the south of the village. Garforth has two railway stations, one lies to the north of the village centre, whilst East Garforth railway station, which opened in the 1980s, lies to the east of the village, both stations on the mainline route between Leeds, York and North Eastern England to Scotland, and between Leeds, Selby and Hull and the Yorkshire coastal resorts.

The subject property is situated in a popular residential area of Garforth, Lidgett Lane being one of the main arterial routes to the centre of the village and walking distance to the neighbourhood centre, and nearby Garforth Academy School. The former clinic property is located next door to the Garforth Police Station site.

DESCRIPTION

The property comprises of a large single storey former purpose-built clinic, on a site equating to approximately 0.47 Acres (0.19 HA).

The property is situated to the back of the site, with access in to a tarmac surfaced car park, capable of parking between 15 and 20 cars, access is directly off Lidgett Lane.

The property is of a traditional single storey construction with a flat roof.

ACCOMODATION

The property has a gross internal area of approximately 2,433.3 sq ft (226.1 Sq M).

Internally the property comprises of a number of offices, meeting rooms, waiting areas as well as reception, Podiatry, Physiotherapy, Speech Therapy and other consultation rooms.

A full schedule of areas and floor plan of the property is available upon request.

SERVICES

We understand the property benefits from connection to all mains services.

TOWN PLANNING

The property has an established D1 use, our informal enquiries with Leeds City Council Planning Department suggests that the site is not allocated for any particular use and that any alternative use of the property, or redevelopment of the site would be considered upon its own merit; and require a change of use or planning application for redevelopment.

The site is not located within a Conservation Area and the subject property is not Listed.

TENURE

The property is available on a Freehold basis and we understand that the property is unencumbered and free from any restrictive covenants. Title No. WYK 854077.

VAT and LEGAL COSTS

We are advised that the sale will not be subject to VAT.

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

RATEABLE VALUE

The property has a current Rateable Value of £10,000.00 and we understand the UBR for the current Rating year is 48.4 pence in the £.

OFFERS

The vendors would like to dispose of the property on an unconditional basis and subject to contract only, however, the vendor may consider conditional, subject to planning offers in this case.

We are instructed to quote a guide price of **£300,000.00** and invite unconditional offers on this basis.

VIEWINGS

Any interested party wishing to view the premises are invited to attend one of two open viewing mornings. Dates and times will be confirmed in the near future.

EPC

The property has a current EPC Rating of E – EPC Certificate Reference No. 0990-8938-0346-7740-7020. A copy of the EPC Certificate can be supplied upon request.

CONTACT / FURTHER INFORMATION

Floor plans and site plans for the property are available upon request, please do not hesitate to contact the selling agents for further information.

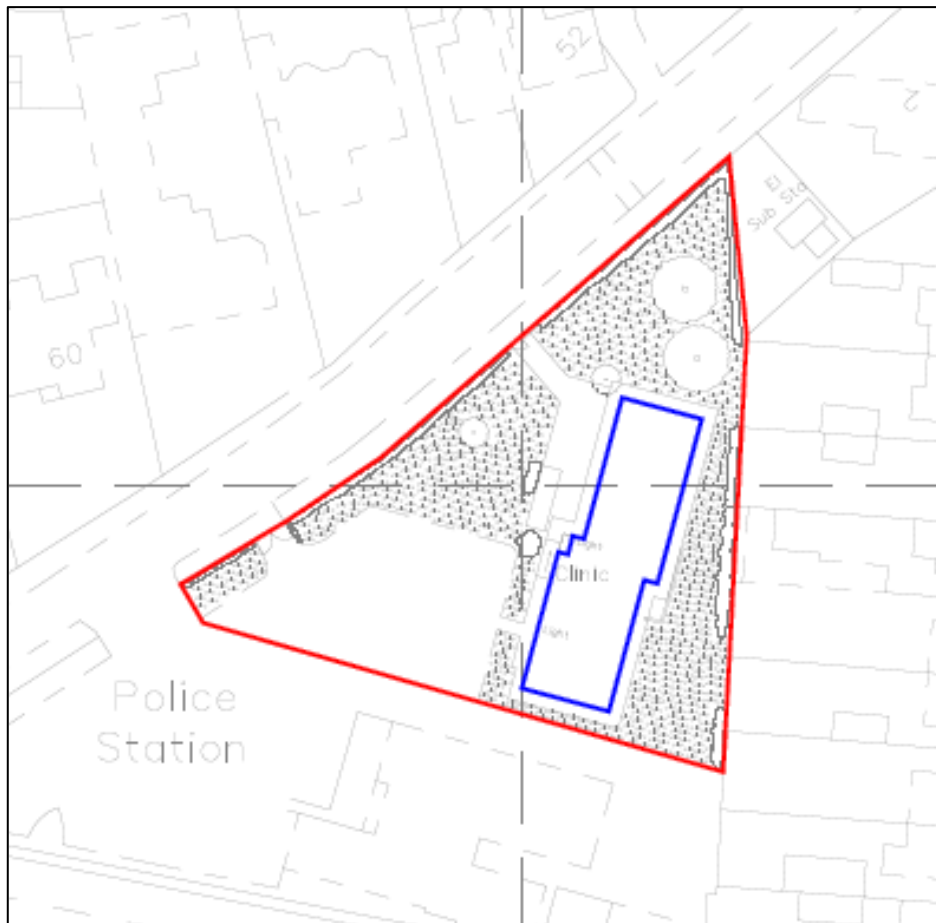
James Bielby MRICS

T - 07590 253481 / 0113 345 7262
E - james@bielbyassociates.co.uk

Bielby Associates Limited
Chartered Surveyors & Property Consultants
13 Park Place
Leeds
LS1 2SJ

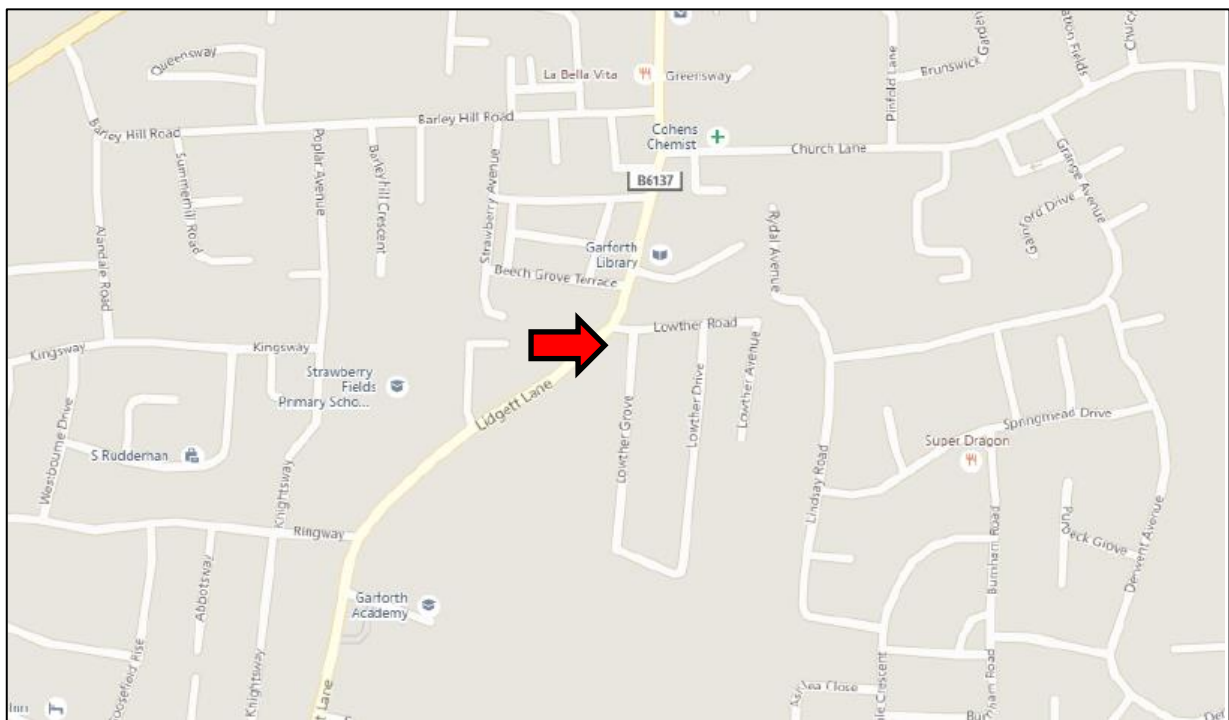
Misrepresentation Act 1967: Bielby Associates for themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract (ii) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Misdescriptions Act 1991: These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment. April 2017



Misrepresentation Act 1967: Bielby Associates for themselves (and the Joint Agents) and for the vendors or lessors of this property whose agents they are give notice that: (i) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract (ii) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Misdescriptions Act 1991: These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment. April 2017



Misrepresentation Act 1967: Bielby Associates for themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract (ii) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Misdescriptions Act 1991: These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment. April 2017