



INDUSTRIAL OFFICES RETAIL **INVESTMENT** DEVELOPMENT  
42 AND 42A CLEASBY ROAD  
MENSTON  
LS29 6JA



**FOR SALE AS A WHOLE OR SEPARATELY  
MIXED USE INVESTMENT  
RETAIL AND RESIDENTIAL**

**RESIDENTIAL - £185,000  
COMMERCIAL - £150,000**

CONTACT:  
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## LOCATION

The property is located on Cleasby Road, close to its junction with Main Street and the centre of the village and within easy access of all amenities.

Situated at one end of a retail parade, the area is thriving mix of commercial and residential properties.

Menston railway station is within a few minutes' walk, providing access to Leeds, Bradford and Ilkley.

## DESCRIPTION

The property is of stone construction under a pitched roof. The ground floor has recently been refurbished and is currently used as a hair salon. It has its own kitchen and wc and a separate access at the rear. There is also a good-sized basement area suitable for storage

The two upper floors comprise a splendid two/three-bedroom apartment extending to 890 sq. ft., and its own entrance from the ground floor. It benefits from gas fired central heating and double glazing.

The first floor comprises a large sitting room, kitchen, dining room / bedroom three and a modern bathroom.

The second floor comprises two double bedrooms. The apartment underwent a refurbishment programme in 2022. Outside, there is a parking area to the side of the building.

## RATEABLE VALUE

Not applicable

Rates and Council Tax:-  
Ground Floor – R.V. - £3,750  
Apartment – Council Tax – Band C

## TERMS

The ground floor is currently let for a 6-year term expiring May 2026. The current rent received is £7,800 p.a.

The apartment is let on an AST at £895 / month. Current annual rental is £18,540 p.a.

Residential apartment - £185,000  
Commercial - £150,000

## LEGAL COSTS

Each party responsible for their own legal costs.

## SERVICES

We understand that all mains' services are installed or are available. However, we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services.



## VIEWING

Strictly by appointment only, contact:-  
Richard Heslop: 01943 662662  
Or email [richard@de-commercial.co.uk](mailto:richard@de-commercial.co.uk)



### MISREPRESENTATION ACT

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