Sharma Williamson

FOR SALE
(MAY LET)



14 Crawshaw Hill
Pudsey
LEEDS
LS28 7DR

- Former retail outlet / commercial premises with ground floor of **502.5 sq m (5,409 sq ft)** and first floor of **499.8 sq m (5,380 sq ft), totalling 1,002.3 sq m (10,789 sq ft)**
- Excellent central location within Pudsey Town Centre, adjacent to public free car park, bus station, leisure centre and doctors surgery.
- PP for conversion to 14 apartments but deemed suitable for alternative uses (subject to the usual consents)
- Sale price: **£450,000;** Rental: **£45,000 pax**

www.sharmawilliamson.co.uk **T: 01274 759955**

Sharma Williamson

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SITUATION

The property is situated within Pudsey Town Centre directly opposite Pudsey Leisure Centre, next door to Vets 4 Pets (Crawshaw Hill), and Robin Lane Health Centre, whilst also visible from Robin Lane and adjacent to Pudsey Bus Station, and a Council owned free car park.

The immediate locality is mixed comprising residential properties and longstanding commercial occupiers with a popular parade immediately opposite comprising a butchers (Blake Henry's), a beautician, café and hairdressers. A Wetherspoons Public House – The Crossed Shuttle is in the immediate vicinity.

PROPERTY/ACCOMMODATION

The property comprises a 2 storey works building (last occupied as a retail outlet) with 1st floor ancillary storage areas, of predominantly stone elevations and surmounted by an double pitched asbestos sheeted roof.

The property provides the following accommodation and approximte gross internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor Former retail showroom constructed on a cast iron columned frame with principal customer entrance from Crawshaw Hill and additional access and loading points	502.5	5,409
First Floor Open plan former stores area, also constructed around a cast iron pillared structure	499.8	5,647
TOTAL AREA	**1,002.3**	**10,789**

Outside
2-3 reserved parking spaces (adjacent to public car park)

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Authority: Leeds
Description: Retail warhouse and premises
Rateable Value (2026): £23,750

Please click on the link below to obtain an estimate of the annual Business Rates payable :

https://www.gov.uk/calculate-your-business-rates

PLANNING PERMISSION

The property benefits from planning permission for conversion of the first / second floors to 9 apartments (with 2 storey side and roof extensions) - planning ref: **20/04844/FU**. Our clients advise that the planning permission has been implemented due to a discharge of 1 of the planning conditions. A subsequent application allows the ground floor to be converted into another 5 apartments, planning ref: **25/04568/DPD,** totalling **14**.

A S106 contribution of £20,000 has been agreed and the approved plans provide a range of 1 - 3 bedroomed apartments (some with en-suites).

SALE PRICE

£450,000 - Subject to Contract

RENT / LEASE

£45,000 per annum exclusive Subject to Lease, plus VAT—if appropriate. The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction

VAT

Our client advises that VAT is not chargeable, although they reserve the right to do so if appropraite.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:
Sharma Williamson
Tel: 01274 759955
Email: info@sharmawilliamson.co.uk

Prepared: October 2026

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
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5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

RICS

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1st floor



Front elevation


Ground floor area (front)



Left hand side elevation



Right hand side elevation



Rear elevation

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