



21 High Street, Wetherby
LS22 6LR
731

21 High Street

Wetherby, LS22 6LR



Agreement

For Sale



Detail

Retail / Residential /
Investment



Price

£360,000



Size

110 sq m (1,184 sq ft)



Location

Wetherby, LS22 6LR



Property ID

731

For Viewing & All Other Enquiries Please Contact:

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Graduate Surveyor

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Property

The property comprises a two storey stone built building under a pitched roof. The premises is part of an established parade of shops and living accommodations in the popular Wetherby town centre.

The property consists of a vacant ground floor retail unit and self contained first floor flat, being let at £795 pcm, with right of access across rear yard to High Street .

To the rear of the property, there is a pair of single storey Yorkshire stone outbuildings, suitable for development (Subject to Planning), with own yard and right of access to High Street. These former two storey dwelling houses are for sale separately for £50,000 for the pair.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
21 High Street	55	592
21 High Street (flat)	55	592
Total GIA	110	1,184

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. As far as we are aware, the mains water and drainage supplies have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Please note that there is a new electrical certificate available, relating to two new fuse-boards and inter-connected fire alarms installed. The flat has its own gas and electrical supplies with new SMART meters - certificate available on request.

Rates

Council: Leeds
Description: Shop and Premises
Rateable value: £13,250 From 1 April 2026

Council Tax: B

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

21 High Street (Flat) - C

21 High Street - B

Price

£360,000.

VAT

The property is not VAT elected.

Legal Costs

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

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is prominently located on High Street in Wetherby town centre, a popular retail street with excellent passing footfall.

Wetherby has excellent access to the A1 and national motorway network as well as great local shopping facilities.







