

ONGOING REQUIREMENT: RETAINED CLIENT
FUNERAL DIRECTORS – FREEHOLD PREMISES

<u>LOCATION</u>	NORTH LEEDS TO WETHERBY A58 CORRIDOR PROMINENT/MAIN ROAD POSITION PREFERABLE
<u>SIZE</u>	1,700 – 2,500 SQ FT GROUND FLOOR – WOULD CONSIDER LARGER PREMISES IF OTHER PARTS CAN BE LET OFF AS APARTMENTS / OFFICES
<u>REQUIRMENTS</u>	GOOD CAR PARKING ESSENTIAL LARGE GARAGE SPACE ESSENTIAL WOULD CONSIDER FREEHOLD LAND IF PLANNING PERMISSION COULD BE OBTAINED ALTERNATIVES – CONVERSION / EXTENSION – RESIDENTIAL / PUBLIC HOUSE / OFFICES
<u>PLANNING</u>	THE PROPERTY WOULD REQUIRE AN A1 USE UNDER T & C P (USE CLASSES) ORDER 1978, HOWEVER THIS IS NOT ALTOGETHER PROBLEMATIC AS THEY WOULDN'T SEEK AN OPEN A1 USE CONSENT

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