

FOR SALE

**SELF-CONTAINED OFFICE BUILDING with
ON-SITE PARKING situated in a PRIME
NORTH-LEEDS LOCATION**

1,230 sq.ft.



- Self-contained office within private grounds
 - On-site parking
 - Close to Station Road amenities
- 2-minute walk from Horsforth Train Station

Beech House, Troy Road, Horsforth, Leeds, LS18 5NQ

Regulated by RICS

LOCATION

Beech House is situated on Troy Road, within a privately enclosed estate, which benefits from both Horsforth Train Station and Station Road being situated just a 2-minute walk away.

A wide range of retail shops, a Tesco's Supermarket and various pubs, cafes and restaurants are also all within a few minutes' walk of the property.

Horsforth is a busy suburb of Leeds approximately 5 miles north-west of the City Centre and with excellent communication links with both Leeds and Bradford via the A6120 Outer Ring Road.

DESCRIPTION

Beech House is a single storey, detached building of attractive stone construction under a pitched slate covered roof, positioned within attractive grounds.

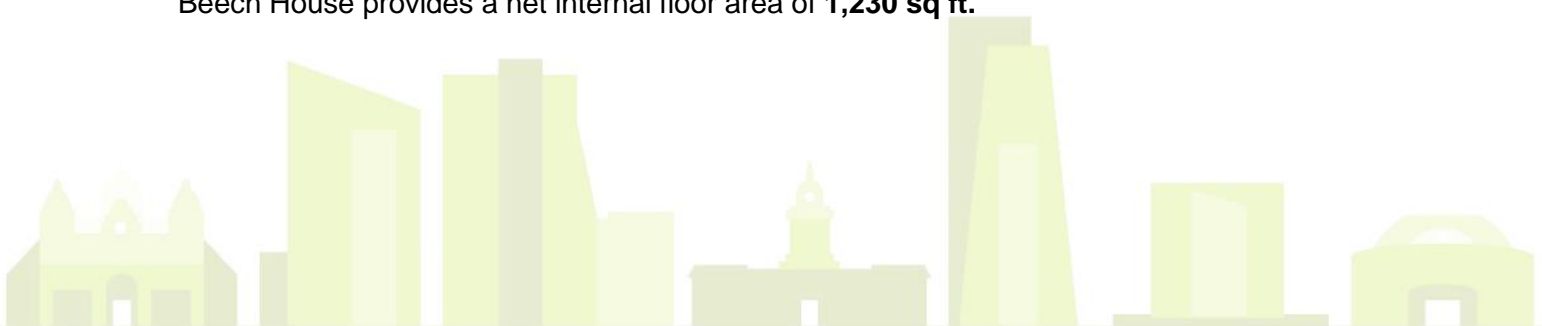
Internally the property provides an open-plan office together with a glazed-partitioned private meeting room facility, kitchenette, and toilet facilities. Internally the décor is slightly dated and provides a purchaser with the opportunity to refurbish the building to their own brand and designs.

The property currently benefits from the following specification features:

- Suspended ceiling
- Fluorescent strip lighting
- Carpeted floor and decorated walls
- Perimeter trunking
- UPVC double-glazed windows
- Gas-fired central heating
- Small kitchen

ACCOMMODATION

Beech House provides a net internal floor area of **1,230 sq ft.**



PARKING

There are 6 specifically allocated car parking spaces included with the property.

The building and parking are approached via a driveway from Troy Road.

There is also a spacious private garden area to the front of the building and further garden space to both the east and west of the building.

EPC

The property has been assessed as having an Energy Rating of "93" (Band D). A full copy of the EPC is available upon request.

RATES

The property is assessed for rating purposes as "Office and Premises" and has a current rateable value of **£12,250**.

PRICE

Offers are invited in the region of **£225,000** to purchase the freehold interest in the property.

VAT

Beech House is registered for VAT purposes.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole selling agent:-

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