

**82 York Road**

Leeds, LS9 9AA

**PROMINENT SHOWROOM
PREMISES****5,982 sq ft**
(555.75 sq m)

- Prominent location
- Fronts busy arterial road
- Suitable for a variety of uses (STP)



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Summary

Available Size	5,982 sq ft
Rent	£45,000 per annum
Price	£595,000
Rates Payable	£7,640 per annum Second floor needs re-assessing
Rateable Value	£20,000
VAT	Not applicable. The property is not elected for Vat.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprise a stand-alone, brick built, rendered, three storey property previously used as retail showroom with ancillary storage. Internally the floor layouts differ with the ground floor being all open plan and the two upper floors partitioned with cellular rooms (most of the walls are stud and therefore easily removed). There are two separate access doors on the front elevation which allows multi-letting opportunities. The main customer entrance to the building however is at the rear from the car park. This elevation benefits from a part glazed frontage. The site has a decent sized car park with 10 dedicated spaces, accessed off Pontefract Lane. The building is heated by way of gas central heating. The property sits adjacent to Wynsors Shoes and Go Outdoors.

Location

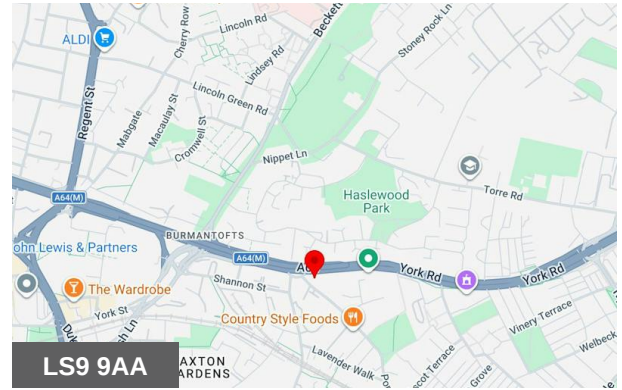
The subject property occupies a very prominent position on the A64 York Road close to Leeds city centre, on the side of the dual carriageway heading towards the city to the east. The A64 is a busy arterial road which runs from Leeds city centre through to the east coast.

Terms

The unit is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rental of £45,000 per annum exclusive of business rates, utility costs, insurance and all other outgoings. Alternatively the building is available for sale with full vacant possession. The quoting price is £595,000.

Planning

We understand the property currently benefits from Use Class E. Interested parties are advised to check with the local authority.



Viewing & Further Information



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