



Unit 2

Town Street, Stanningley, Pudsey, LS28 6HL

Unique Commercial Premises To Let (May Sell)

4,240 sq ft
(393.91 sq m)

- Suitable for a variety of uses (STP)
- Currently used for educational Class F1 use
- Good external parking space



Unit 2, Town Street, Stanningley, Pudsey, LS28 6HL

Summary

Available Size	4,240 sq ft
Rent	£28,500 per annum
Rates Payable	£5,738.50 per annum Based on 2021 to 2023 calculation. More recent details not available on VOA website.
Rateable Value	£11,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

Description

The property comprises a well presented, two-storey showroom/trade counter/industrial premises, currently used as an education facility. The premises benefits from a large surfaced hard-standing car park to the rear extending to approximately 0.2 acres.

Location

The property is located at the intersection of Half Mile Lane, Town Street and Stanningley Road in Pudsey, Leeds. Town Street is located just off the Stanningley Bypass (A647) at its intersection with Richardshaw Lane which is some 4.5 miles from Leeds city centre and 4 miles from Bradford city centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,946	273.69
Lower Ground	1,294	120.22
Total	4,240	393.91

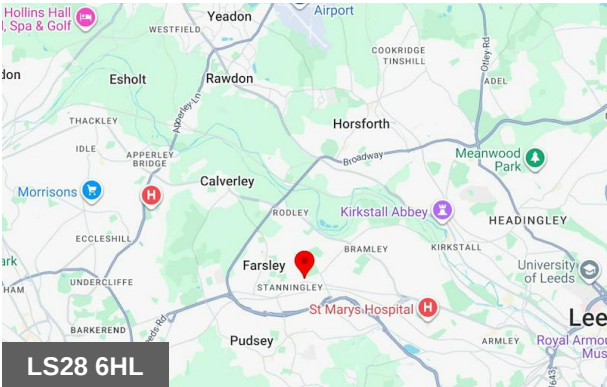
Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of £28,500 per annum. Other costs in addition to the rent include business rates, VAT, utility costs, insurance and all other outgoings.

Alternatively the property may be available for sale.

Planning

We understand the premises currently benefit from Use Class F1 (formerly D1). Other uses may be permitted subject to planning.



Viewing & Further Information



Tom Fuller
0113 245 1447
tomfuller@cartertowler.co.uk



Pete Bradbury
0113 245 1447
petebradbury@cartertowler.co.uk