

TO LET

**Unit 8
Realtex House
Leeds Road
Rawdon
Leeds
LS19 6AX**

- OPEN PLAN RETAIL UNIT
- POPULAR RETAIL PARADE
- 679.63 SQ FT (63.14 SQ M)
- ON-SITE PARKING AVAILABLE
- OCCUPIES A PROMINENT POSITION WITH FRONTAGE ONTO LEEDS ROAD



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Location

The property is located in the Leeds suburb of Rawdon, some 7 miles north-west of the city centre, occupying a prominent roadside position on Leeds Road (A65) at its intersection with Harrogate Road (B6152)

The surrounding area is of mixed use with properties occupied for a mixture of retail, office and residential uses.

Description

Realtex House is a prominent mixed-use building offering a range of retail and office space.

The subject unit comprises a ground floor retail unit with frontage onto Leeds Road. The unit provides an open plan retail store/showroom, with a large display window to the front and W/C facilities located to the rear.

The accommodation is finished to a high specification, benefitting from painted and plastered walls, air conditioning, a suspended ceiling incorporating LED box lighting and good quality tiled flooring throughout.

Externally, there is on-site communal parking to the rear, whilst additional parking is available on-street.

Accommodation

The approximate net internal floor areas of the property are as follows:

	Sq M	Sq Ft
Unit 8	63.14	679.63
Totals	63.14	679.63

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Outgoings

Under the 2023 Rating List the property has an entry as 'Shop and premises' with a rateable value of £8,900.

EPC

The Energy Performance Assessment Rating is C (73).



Terms

The unit is available to let by way of a new effective full repairing and insuring lease (by virtue of a service charge provision) on terms to be agreed.

Rent

£15,000 per annum exclusive

Viewing

For further information and viewing arrangements, please contact:

Fortune Nguwo

Direct Line: 0113 848 0000

Email: Fortune.nguwo@walkersingleton.co.uk

Ref: 35325

May-24



No.1 Aire Street, Leeds LS1 4PR

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