

MODERN FIRST FLOOR OFFICE SUITES – TO LET



27A LIDGET HILL, PUDSEY, LS28 7LG

- 1,415 – 3,645 sq.ft (131-339 sq.m.)
- Modern first floor office suites available separately or as a whole
- Popular market town
- Immediately adjacent to town's main car park

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The property fronts Lidget Hill and is situated close to the traffic light junction of Church Lane, Lowtown and Robin Lane in central Pudsey. Pudsey is a popular market town, located midway between Leeds and Bradford.

The town has a strong retail catchment and is home to a number of household names including B&M, Boots, Starbucks, Greggs, and Sainsbury's. The available premises are located above St. Gemma's Hospice, Hays Travel, Tammy Nails and Bean & Gone Café. Other nearby occupiers include Specsavers, Manning Stainton, Yorkshire Building Society, Co-Op Funeral Care, and Ison Harrison Solicitors.

There are numerous car parking facilities in the vicinity and the Main Council Lidget Hill car park is located directly behind the premises, the closest bus stop is adjacent to the entrance to the property.

DESCRIPTION

The property comprises modern self-contained first floor office accommodation above a retail parade and benefits from its own separate entrance off Lidget Hill.

Internally the accommodation provides two open plan office spaces with partitioned private offices/meeting rooms and kitchen and wc facilities. The offices can be let as a whole or split into two suites with shared facilities.

ACCOMMODATION

The property provides the following approximate Net Internal Floor Area:-

Suite 1	188.59 sq.m.	2,030 sq.ft
Suite 2	131.46 sq.m	1,415 sq.ft
Whole Office	338.63 sq.m	3,645 sq.ft

LEASE

The suites are available on effective FRI leases for a term of years to be agreed as follows: -

Suite 1	£20,300 pax
Suite 2	£14,150 pax
Whole Office	£32,800 pax

RATES

We understand the whole property is assessed as follows:-

Rateable Value: £25,550

The rates will need to be reassessed should the suites be taken individually.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (56). A copy of the EPC is available on request.

SERVICES

The building is connected to mains water and electricity. Prospective occupiers should make their own enquiries as to the availability, suitability, and capacity of such services.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

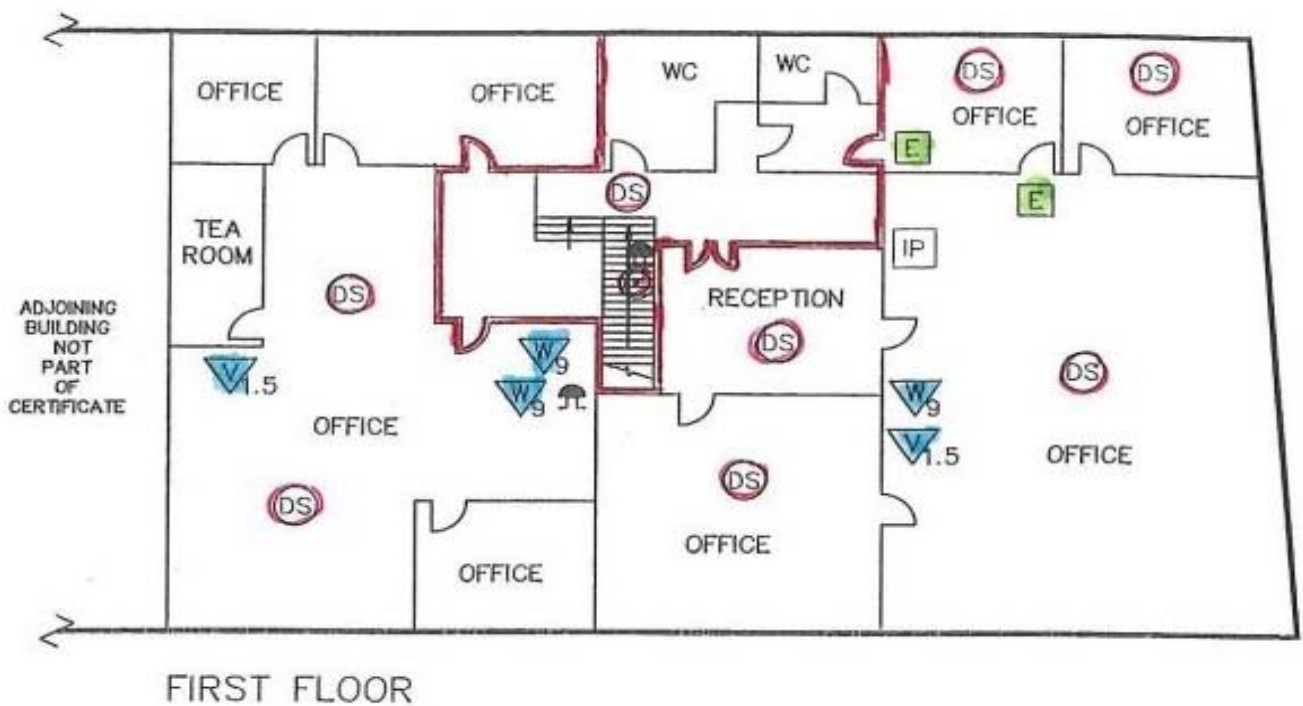
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Subject to Contract
Aug 23



Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.