

To Let



Yeadon, Leeds

JCT 600, Seat Rawdon, Apperley Lane, LS19 7BZ

Total Area (approx.): 3,335 sq ft (309.83 sq m)

Rent: £60,000 pax

Existing Motor Dealership facility. Significant potential for alternative uses (subject to appropriate consents)

Location & Description:

- The premises occupy one of the most high profile sites in Leeds fronting directly onto Henshaw roundabout, Yeadon being the major intersection of the A65 New Road with A658 Apperley Lane /Green Lane.
- The premises comprise a single storey showroom property on a self contained site with direct access from the A65 New Road.
- The showroom has a fully glazed frontage and return with a small office along with ladies and gents WC facilities.
- There is ample on site parking/display.

Demise (approximate areas):

Showroom 2,761 sq ft (256.51 sq m)

Offices/Ancillary 574 sq ft (53.32 sq m)

Rent:

£60,000 per annum exclusive.

Lease:

A new FRI lease for a minimum period of 5 years, incorporating 5 yearly rent reviews.

EPC:

Energy Performance Rating Assessment - D.

Legal and professional fees:

Each party to pay their own.

Rating Assessment:

Rateable Value (April 2023) - £31,750

Rates Payable (April 2023) - £15,843

Planning:

We are verbally advised that the site has existing use consent as a motor vehicle showroom. Other potential uses may require appropriate consents. Interested parties should make their own enquiries of the local planning office.

Date Prepared:

June 2024

Contact Us:

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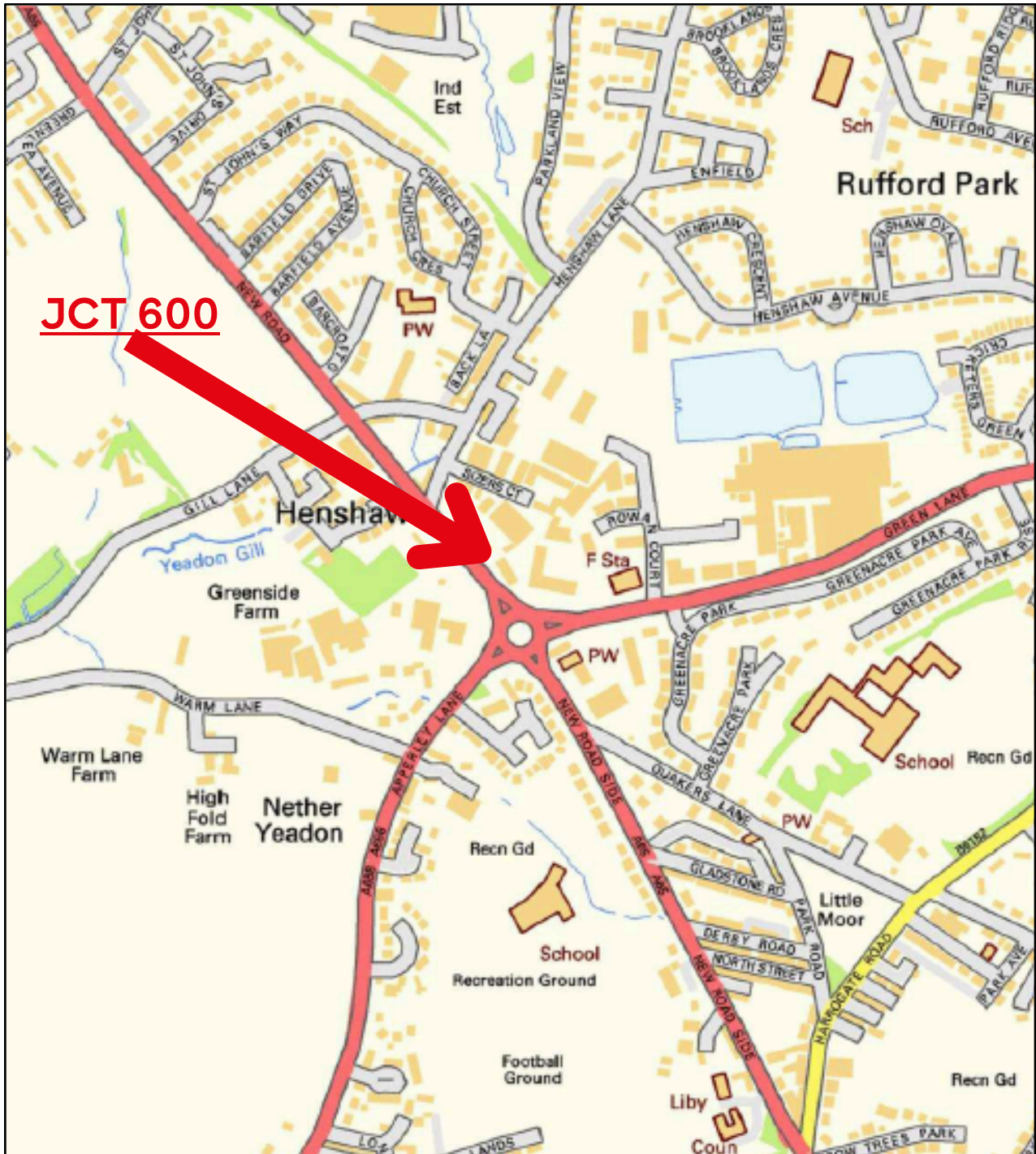
Joint Agent:

Eaton Commercial

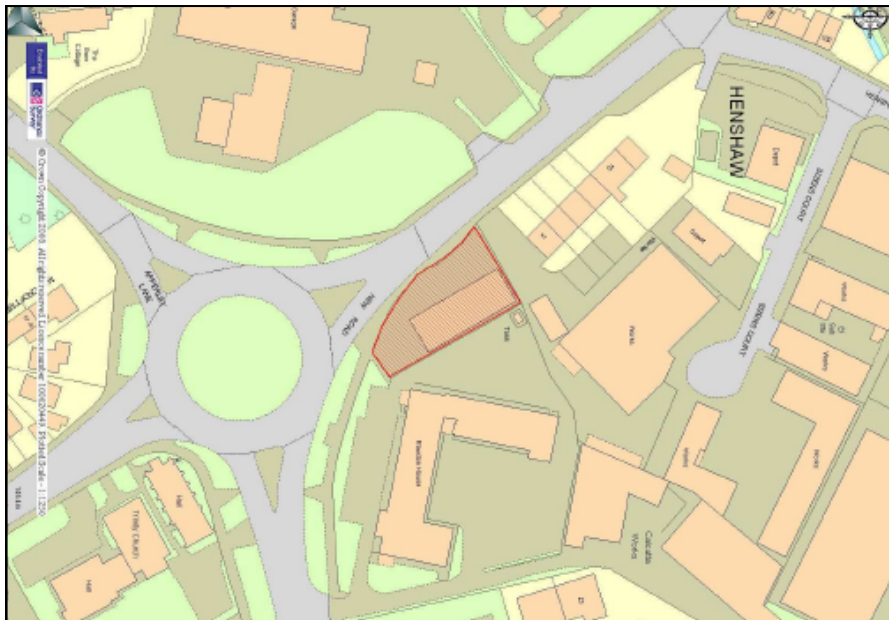
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