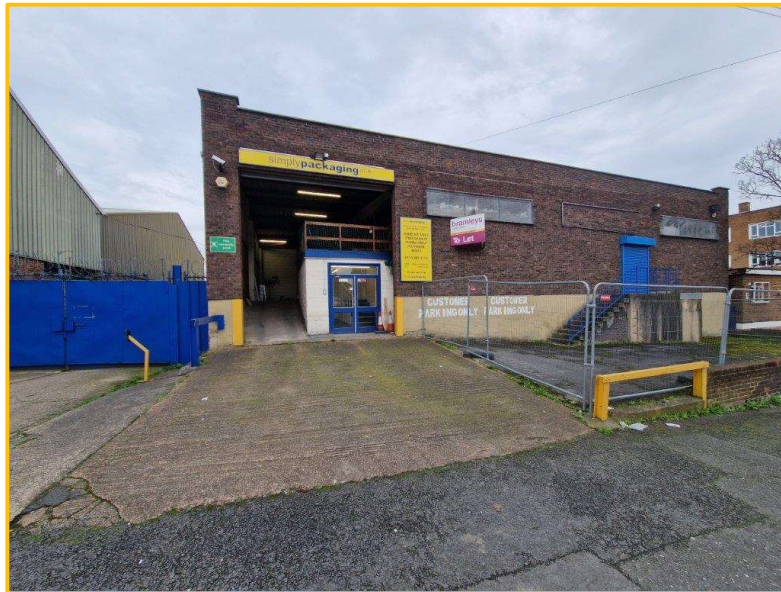


Trade Counter
Rear of 289 Dewsbury Road
Fronting Parkside Lane
Leeds LS11 5HN

Rent: £25,000
per annum



TRADE COUNTER UNIT

366.6m² (3,946ft²)

- Drive-in loading door
- Busy commercial and industrial location approximately 2.5 miles to the south of Leeds city centre
- Off-road car parking to the front
- Suitable for wide range of trade counter and industrial uses, subject to planning

DESCRIPTION

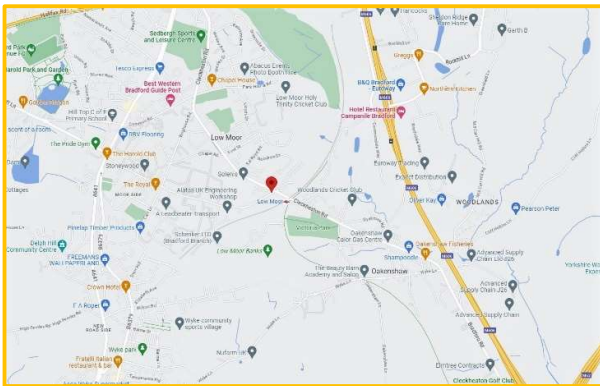
The property comprises the upper floor of this two storey brick built industrial building, and the area to be let provides accommodation over the ground level with a drive-in loading door and partitioned trade counter area. It has a concrete floor, modern LED lighting throughout and has the benefit of off-road car parking and loading access to the front.

It is suitable for a wide range of industrial and trade counter uses, subject to planning and the prospective occupier's own requirements.

LOCATION

The property is situated approximately 2.5 miles to the south of Leeds city centre in a commercial and industrial area.

It is a short distance from the Dewsbury Road which is a principal highway (A653) connecting the area with Leeds city centre and provides good access to Junctions 3 & 4 of the M621 motorway network. This in turn connects the area with the M62 and M1 motorway network providing overall good connectivity.



ACCOMMODATION

- Workshop and Trade Counter 366.6m² (3,946ft²)

OUTSIDE

Off road car parking to the front of the property and access to internal loading door.

RENT

£25,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/54.6p/£ (2024/25). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys1.co.uk

LEASE TERMS

The property is offered by way of a new lease for a term of 2 years and to be on effective full repairing and insuring terms and to be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: tbc

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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