

**Treatment Rooms**  
**42 Lidget Hill**  
**Pudsey**  
**Leeds LS28 7DR**

**Rents:**  
**Various**



## TREATMENT ROOMS

**AVAILABLE ON FLEXIBLE TERMS TO BE NEGOTIATED**

**From 9.29m<sup>2</sup> (100ft<sup>2</sup>) to 25.55m<sup>2</sup> (275ft<sup>2</sup>)**

- Available to rent at a daily rate or on a more permanent rental basis, subject to occupiers requirements
- The treatment rooms form part of a well-established physiotherapy practice
- DDA compliant access and WC facilities.

## DESCRIPTION

The rooms form part of the established physiotherapy practice operated by Sano Physiotherapy and are positioned in the centre of Pudsey in a prominent and accessible main road location.

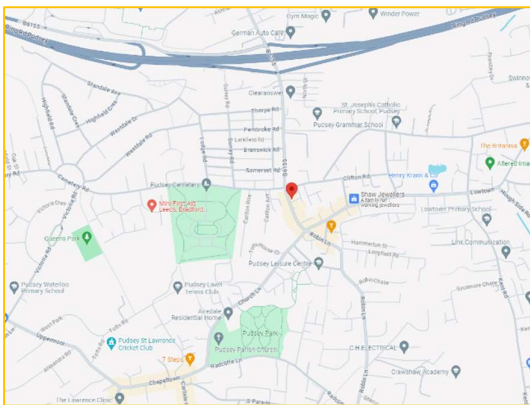
The property has treatment rooms ranging from 100ft<sup>2</sup> through to a larger studio extending to 275ft<sup>2</sup> and are available to rent on a daily rate basis, or subject to a longer term more formal lease arrangement at fully inclusive rates.

The accommodation is finished to a high standard, benefiting from disability access and toilet facilities, and would suit an established business or new business start-up within the medical and quasi medical sectors.

## LOCATION

The property is positioned within Pudsey town centre a short distance away from Lowtown and Church Lane which are the primary retail areas within the town. Lidget Hill connects the town with Richardshaw Lane which is one of the main arterial routes serving Pudsey and connects the town with the A6477 Stanningley Bypass.

The property is well positioned with good prominence onto a busy main road and is in close proximity to both on-street car parking and a free public car park.



## ACCOMMODATION

The available rooms that will have access via a shared entrance extend to:-

|                  |   |
|------------------|---|
| Treatment Room 1 | 11.36m <sup>2</sup> (122ft <sup>2</sup> ) |
| Treatment Room 2 | 9.29m <sup>2</sup> (100ft <sup>2</sup> )  |
| Treatment Room 3 | 10.97m <sup>2</sup> (118ft <sup>2</sup> ) |
| Studio           | 25.55m <sup>2</sup> (275ft <sup>2</sup> ) |

## RENTS

The rooms are available on a day rate or longer term tenancy with rates to be advised, subject to occupiers requirements.

Rents will be inclusive of all utilities, maintenance and insurance.

## RATEABLE VALUE & UNIFORM BUSINESS RATE

Included in rent

## 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 Wilson  
[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

## LEASE TERMS

The rooms are available on a day rate or longer term tenancy with rates to be advised, subject to occupiers requirements.

## 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: C

# 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

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