

FOR SALE/TO LET
QUALITY DETACHED FORMER
DENTAL PRACTICE WITH
DEMISED PARKING

Eddisons

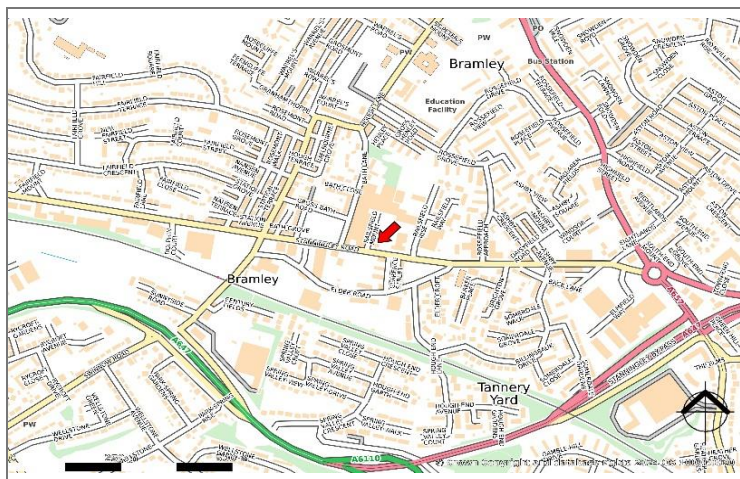


226 STANNINGLEY ROAD, BRAMLEY, LEEDS, LS13 3BA

PRICE £285,000 / £22,000 PER ANNUM

- Highly prominent location on Stanningley Road.
- Demised parking.
- Suitable for a variety of uses.

AVAILABLE SPACE
189.06m² (2,035sq ft)



LOCATION

The premises are prominently located on Stanningley Road in Bramley, Leeds. The property is within walking distance to Bramley train station and is approximately 4 miles west of Leeds city centre and approximately 5½ miles east of Bradford city centre.

Nearby occupiers include Aldi, Puregym and Morrisons supermarket.

DESCRIPTION

The property comprises a detached 2 storey plus basement stone built premises under a pitched tiled roof being a former dental practice.

Internally the premises comprises of a mix of open plan and private rooms benefitting from plastered and painted walls, double glazed windows, staff and WC facilities, and gas central heating. Works have been carried out to provide a white shell condition ready for an ingoing occupiers fit out.

Overall the approximate GIA is 2,035sq.ft.

Externally the property benefits from landscaped grounds and demised parking accessed via a surfaced drive way.

RATEABLE VALUE

Description / Surgery and Premises

Rateable value / £16,750

EPC

The property has an Energy Performance Asset rating of D. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available to let on a new full repairing and insuring basis on terms to be agreed. Rental of £22,000 per annum exclusive.

Alternatively our client will consider the sale of the freehold with vacant possession. Price £285,000.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
Email / matthew.jennings@eddisons.com
Email / harvey.bland@eddisons.com

SUBJECT TO CONTRACT
FILE REF / 731.4488A (180444)

For more information, visit eddisons.com
T: 01274 734 101

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