

TO LET EXCELLENT TOWN CENTRE RETAIL PREMISES

Eddisons

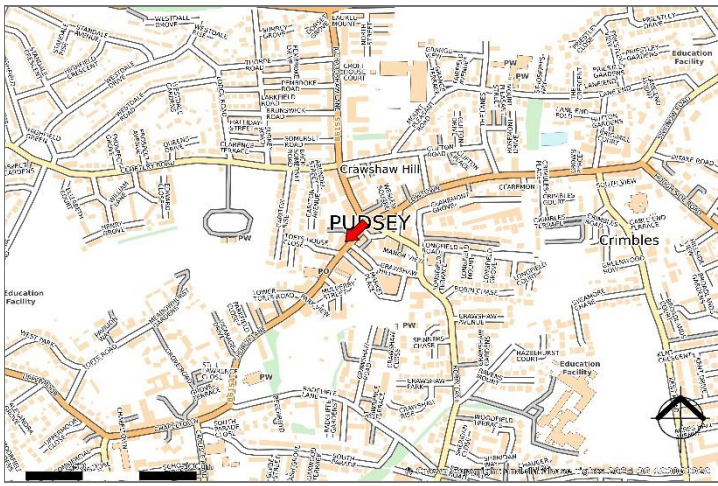


19 CHURCH LANE, PUDSEY, LS28 7LD

RENTAL - £17,500 PER ANNUM

- Ground floor retail with extensive frontage.
- Popular location in Pudsey town centre opposite Pudsey Bus Station.
- Suitable for a variety of uses (STP).

AVAILABLE SPACE
61.78m² (665sq ft)



LOCATION

The property is located on Church Lane in Pudsey town centre approximately 6 miles west of Leeds city centre.

The premises occupy a prominent position within the busy town centre with the adjoining unit occupied by Boots and other major retailers nearby. Directly opposite to the property is Pudsey Bus Station.

DESCRIPTION

The property comprises the ground floor retail unit of a three storey stone built property with a slate covered pitched roof.

The ground floor presents a good quality double fronted retail unit benefitting from open plan sales pitch, rear storage and WC facility.

The total approx. NIA is 665sq.ft.

RATEABLE VALUE

The current rateable value will require splitting upon occupation.

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available on a new internal and insuring lease on terms to be agreed.

Rental of £17,500 per annum exclusive.

LEGAL COSTS

The ingoing tenant will pay the landlords reasonable legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
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SUBJECT TO CONTRACT
FILE REF / 731.4513A (182494)

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