



The Beeches

Ref: 4280872

66 Bradford Road Stanningley, Pudsey, LS28 6DX

Leasehold: Nil premium, Annual Rent: £54,000

Former Children's Day Nursery

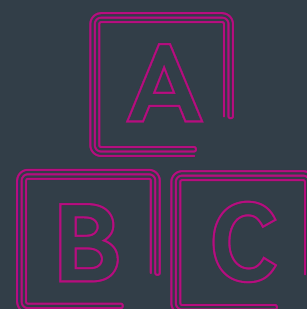
Three storey detached property

Ample parking and outdoor space

Off-main road location

Suitable for alternative uses STPP

EPC Rating D



Christie & Co are pleased to offer for lease this beautiful detached three storey property with ample parking and outdoor space.

The property was previously occupied by a children's day nursery and is being offered for lease for alternative use. Currently class E, the property would suite a range of alternative uses and would be perfect for a dental/medical practice, or used as a small independent education facility.

Location

The property is situated just off the B6157, a main road in Stanningley. Conveniently located between Pudsey and Farsley, the property has good motorway links and is less than 20 minutes from Leeds and Bradford.

Tenure

Our clients are offering this property for lease with an asking rent of £54,000 per annum. A commercial FRI lease will be offered for a term of 15 years.

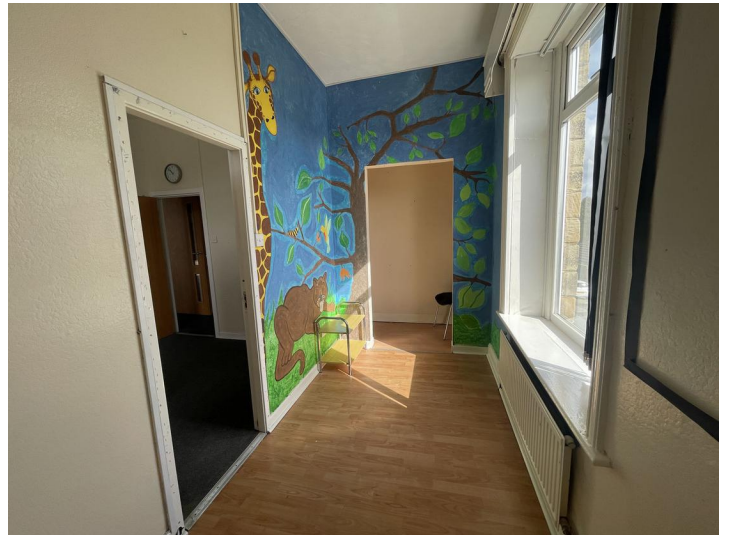
Internal Details

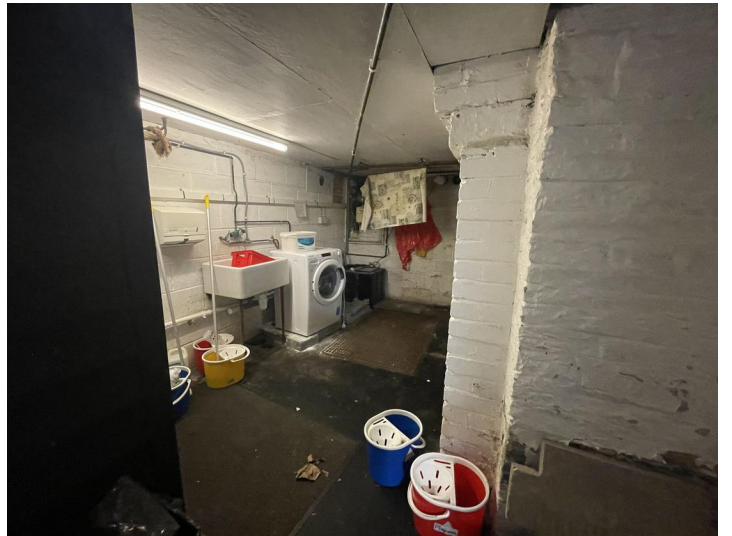
The property, previously occupied by a children's day nursery, comprises three rooms to the ground floor with an additional two rooms in the conservatory (separated by a stud wall). There is also a kitchen, WCs and access to the basement storage.

The first floor comprises two large rooms with four children's WCs. To the second floor are three large rooms with storage cupboards, an office, staff room and four WC's. The third floor attic has been converted to a large room with a dormer window. The basement comprises three rooms in total.











Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189