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Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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Stoneacre
COMMERCIAL

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14, Lowtown, LS28 7AA

£13,950 Per Annum

Retail shop unit property situated fronting Lowtown in the heart of Pudsey Town Centre, a thriving commercial centre & home to a number of national and independant retailers, cafes and restaurants

The A647 Stanningley Road Bypass lies approximately ¼ mile from the premises which affords easy access to both Bradford and Leeds city centres.

*** VIEWING ESSENTIAL ***

- 512 Sq ft
- Central Pudsey
- Prime Position

LOCATION

The property is situated fronting Lowtown in the heart of Pudsey Town Centre.

Pudsey is a thriving commercial town and home to a number of national and local retailers and banks.

The A647 Stanningley Road Bypass lies approximately ¼ mile from the premises which affords easy access to both Bradford and Leeds city centres.

DESCRIPTION

The available property ground floor retail accommodation to the ground floor with staff area and w/c to the rear

ACCOMMODATION

The property has the following net internal floor area:-

- Ground floor retail zone A 23.18 m2 250 Sq ft
- Ground floor retail zone B 6.31 m2 69 Sq ft
- Ground floor retail office 9.66m2 104 Sq ft
- Ground floor retail kitchen 8.46 m2 91 Sq ft

Total 47.61m2 513 Sq ft
plus WC

There is a service area to the rear with parking for one car

TERMS

The premises are offered with vacant possession on a internal repairing and insuring lease for a period of years to be agreed at a commencing rental of £13,200 per annum

VAT is NOT applicable on the rent.

*** VIEWIING ESSENTIAL ***

BUSINESS RATES

The property has been assessed by the Valuation Office Agency at £6,500RV.

100% Small Business Rate Relief is available - subject to status

ZERO PAYABLE



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-
2797-4526-1301-2867-9725
Rating E-106

These can be viewed on www.gov.uk/find-energy-certificate

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT 1967

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.
Details prepared June 2025.

