

**OFFICES/CONSULTING ROOMS
2A MARSHALL STREET
YEADON
LS19 7SP**

TO LET

**BASEMENT LEVEL OFFICES FINISHED TO A GOOD
STANDARD AND LAST OCCUPIED BY A DENTIST**



TOTAL AREA OF 38.78 SQ M or 417 SQ FT

- SELF-CONTAINED BASEMENT OFFICE SUITE
- STREET LEVEL ENTRANCEWAY LEADING TO CARPETTED STAIRS
- SUITABLE FOR BUSINESS USE OR TREATMENT/CONSULTING ROOMS



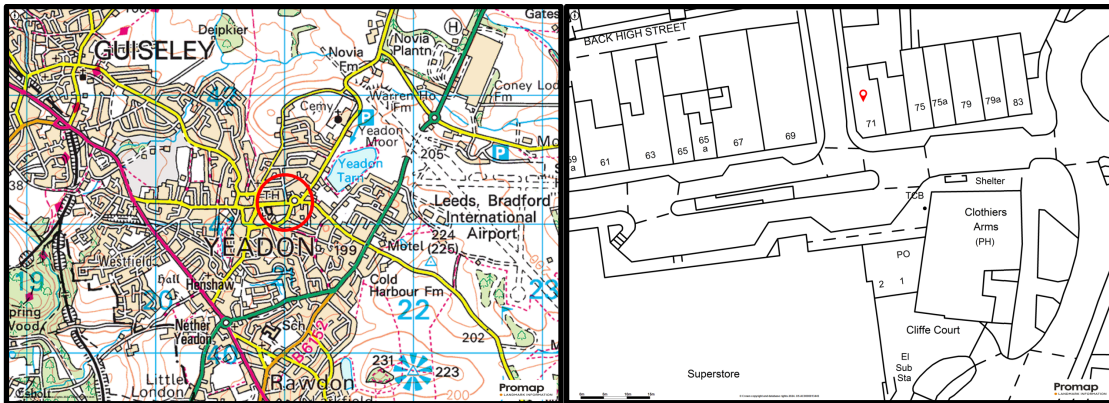
LOCATION

The subject is located on Marshall Street in Yeadon – just off the High Street.

Yeadon, a small town in its own right, lies just beyond the northern fringes of the Leeds conurbation and approximately eight miles north of Leeds city centre.

It is accessed from a door fronting Marshall Street with stairs down to the accommodation.

The property can be identified by our To Let sign and forms part of 71 High Street, occupied by Cutsmith on the ground floor.



DESCRIPTION

The accommodation is a self-contained basement office suite forming part of the larger building.

Internally, the accommodation is divided into two main rooms. The first is an open-plan rectangular reception area with kitchenette and WC off. To the rear of this is a further consulting room / office.

The accommodation is finished with commercial grade carpets and emulsion painted walls and ceilings.

There are no external areas.

ACCOMMODATION

We have measured the accommodation and it provides a total floor area of 38.78 sq m or 417 sq ft.



EPC

The property has an EPC rating of E.

TERMS

The property is available to let at a quoting rent of £6,250 per annum, payable quarterly in advance. The Tenant will be responsible for business rates and utility charges.

VIEWING AND FURTHER INFORMATION

For further information, to make arrangements to inspect or to discuss further please contact:

Tapp Chartered Surveyors on **0113 243 0920**

SUBJECT TO CONTRACT

Details prepared March 2024





IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling or letting agents of the property for themselves, the vendors or the landlords of the property described herein, give notice that:-

1. Prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order. Also, prospective purchasers or tenants should make all necessary enquiries with Tapp Chartered Surveyors or other agents of the vendor / landlord and with all relevant professional advisors and all other appropriate authorities and other relevant bodies.
2. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
3. In making an offer, prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries.
4. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to identify the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the exact interest to be disposed of.
5. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers or tenants are strongly advised to arrange for full structural and if appropriate an environmental survey of the property by a professionally qualified person.
6. Any photograph or drawings of the relevant property or part thereof or the neighbouring area may not depict the property or the neighbouring area at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the property and neighbouring area.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor or landlord are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor or the landlord and a purchaser or tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.