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**Stoneacre**  
**COMMERCIAL**

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Dolly Lane, LS9 7TU

£17,500 Per Annum

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
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.

Food Preparation Unit located on Dolly Lane behind St James Hospital offering easy access to the City Centre and within easy reach of much of Leeds.

Other uses will be considered

- 1,300 sq ft
- Frontage with parking
- Ideal Food Preparation Unit
- Inc walk-in Fridge & Freezer Rooms

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Government of West Yorkshire OnTheMarket.com

## LOCATION

The property is located on Dolly Lane behind St James Hospital offering easy access to the City Centre and within easy reach of much of Leeds.

## DESCRIPTION

The premises are currently fitted out as a food preparation unit with walk-in fridges and freezer rooms, ideal as a hot food / dark kitchen facility. Alternative uses will also be considered.

There is private forecourt parking for 5 vehicles.

## ACCOMMODATION

The property is part of a mixed use complex with and provides the following accommodation:-

Work shop 113.94m<sup>2</sup> 1226 sq ft

Offices 6.92 m<sup>2</sup> 74 sq ft

Total space 120.85 m<sup>2</sup> 1300 sq ft

Plus Frontage with parking for 5 cars

## TERMS

The property is available by way of a new Lease £17,500 p/a exclusive.

VAT is applicable on the rent.

## BUSINESS RATES

According to the Valuation Office Agency website, this property has a current rateable value of £12,000. Interested parties are advised to make their own enquiries in this respect.

ZERO PAYABLE - SUBJECT TO STATUS  
100% SMALL BUSINESS RELIEF IS AVAILABLE

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

9900-1914-0326-4240-0064

Rating E-124

This can be viewed on <https://find-energy-certificate.service.gov.uk>

## VIEWINGS

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

## MISREPRESENTATION ACT 1967



Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared April 2026

