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EST 1859

PROMINENT RETAIL UNIT

428 SQ FT (39.8 SQ M)

- Convenient Roadside Location
- Multiple Room Layout
- Sales Area with Roadside Facing Window Frontage
- Great Starter Unit
- WC and Kitchenette Facilities
- Pedestrian Door Security Shutter

commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)



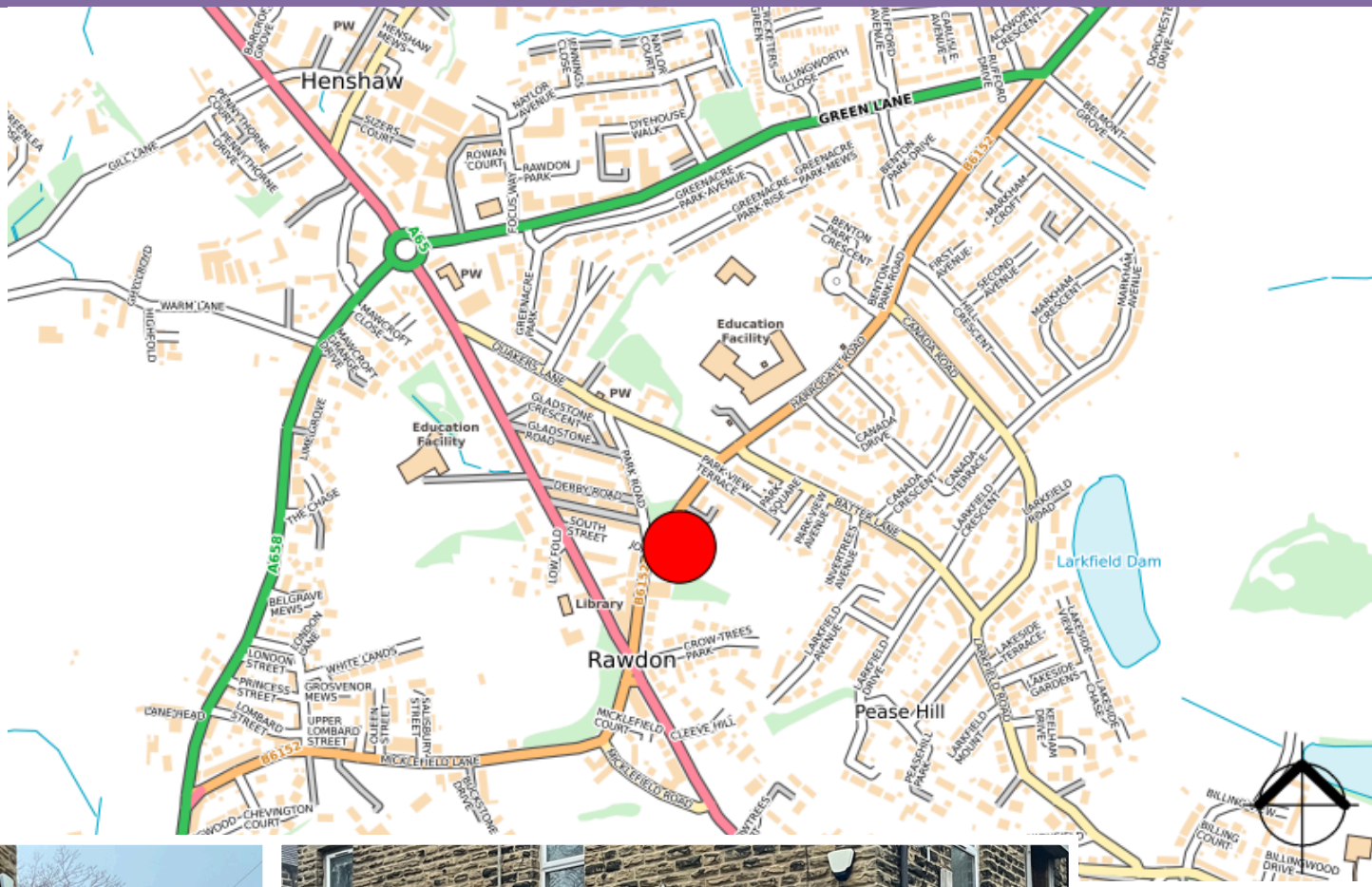
Unit A, 28 Harrogate Road
Rawdon
LS19 6HJ

£8,400
per annum

LOCATION

The property is located prominently fronting Harrogate Road (B6152) in the popular and affluent area of Rawdon. The position is close to the junction with the A65, which is a main arterial route between Leeds and north western suburbs.

The location is within a densely populated residential area, with a variety of local amenities close by such as Croissant D'Or, The Stone Trough, and is approximently 2 miles from Leeds Bradford International Airport and 7 miles from Leeds City Centre.







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DESCRIPTION

The subject property provides an attractive commercial retail opportunity for a variety of business uses (STP).

The property consists of a ground floor retail unit that comprises of a main sales area, two separate rooms to the rear, with kitchen, basement and WC accessed via an internal staircase.

The property consists of the following specification:

- Entrance door security shutter
- Spotlights throughout
- WC and kitchen facilities
- Electric supply only

The property title does not include any parking but a various on street parking options available in close proximity.

The property also includes a basement.

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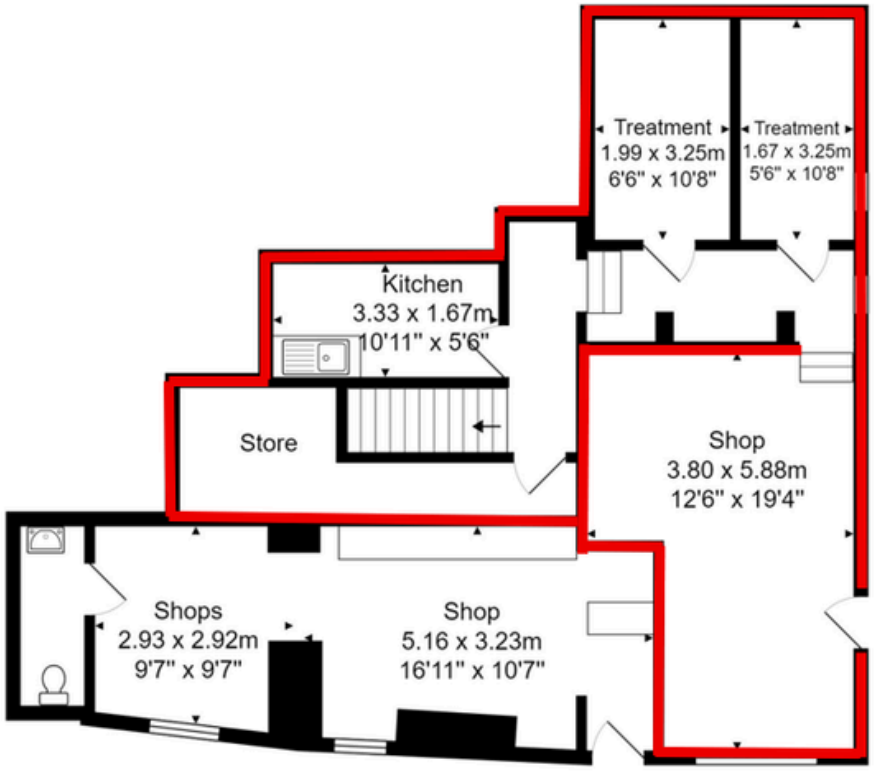
28 Harrogate Road

ACCOMMODATION

Measured in accordance with The RICS Code of Measuring Practice (6th Edition), the unit provides an approximate net internal area of:

	Sq Ft	Sq M
Total	428	39.8



Ground Floor



First Floor

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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EPC

The property currently benefits from an EPC rating of C-72.

VAT

VAT is not applicable.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed at a commencing rent of £8,400 per annum.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2026 list: Rateable Value: £5,700.

VIEWINGS

Please make direct contact with an agent.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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