FOR SALE / TO LET

LIGHT INDUSTRIAL UNIT / OFFICE / TRADE COUNTER

HOLDER & CO
Property Consultants



603A STANNINGLEY ROAD
LEEDS
LS13 4EL

- 2,719 sq ft (252.60 sqm)
- Detached unit
- WC's, kitchen and partitioned offices
- Main Road Frontage
- Car parking

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LOCATION

Situated fronting the main Stanningley Road approximately three miles west of Leeds CC in an area typified with a range of uses and providing plenty of local amenities.

DESCRIPTION

A single storey steel portal framed unit with contrasting brick faced elevations, under a pitched insulated profile metal sheet clad roof. The premises also benefit from a usable basement with external access.

Internally the accommodation is largely open plan with WC's and kitchen all under a suspended ceiling with recessed lighting.

Parking is secure and directly in front of the unit.

BUSINESS RATES

The premises have a Rateable Value of £21,250.

Interested parties are advised to make their own enquiries in respect of rates payable .

ACCOMMODATION

Description	Sq M	Sq ft
Ground Floor	252.60	2,719
(Basement)	(58.16)	(626)
Total	252.60	2,719

SERVICES

All mains services are available and the unit is heated by way of a gas fired central heating boiler.

TERMS

The premises are offered BOTH:

FOR SALE - Freehold - £425,000
TO LET - £30,000 per annum

The premises have not been elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, we are required to carry out identity and related checks on clients before a transaction can proceed.

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