TO LET

FIRST FLOOR COMMERCIAL SPACE

HOLDER & CO
Property Consultants



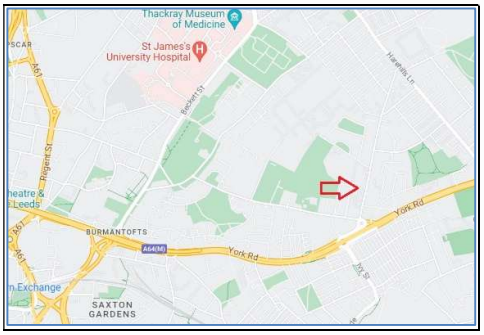
First Floor, Apollo House, Lupton Avenue, LS9 6ED

- 1,195 sq ft (111 sq m) or can be split
- Prominently fronting Lupton Avenue
- First Floor commercial accommodation
- Leeds City Centre close by
- Suitable for a variety of uses

1st Floor, Apollo House, Lupton Avenue, LS9 6ED

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LOCATION

The property is prominently located fronting Lupton Avenue, just off York Road. Leeds city centre is within 1 ½ miles.

DESCRIPTION

The property comprises a first floor commercial space suitable for a variety of uses. The property can be divided into 4 separate suites each with bathroom and kitchen facilities. Accessed via a pedestrian entrance door from the ground floor. Parking is available.

TERMS

The premises are available per suite by way of a new lease at an initial rental of £6,000 per annum, per suite, exclusive for a term of years to be agreed.

LEGAL COSTS

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

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq m	Sq ft
1st Floor Office (Individual suites from)	111.00 (23.23)	1,195 (250)
TOTAL	**111.00**	**1,195**

RATEABLE VALUE

We are verbally informed that the current Rateable Value is £8,600 for the whole.

CONTACT

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