Adair Paxton
Property Specialists
EST 1859

QUALITY RETAIL UNIT

810 SQ FT (75 SQ M) APPROX

- Central Pudsey Location
- Ground Floor Unit
- Newly Refurbished
- Return Frontage



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

2 Church Lane
Pudsey
Leeds
LS28 7BD

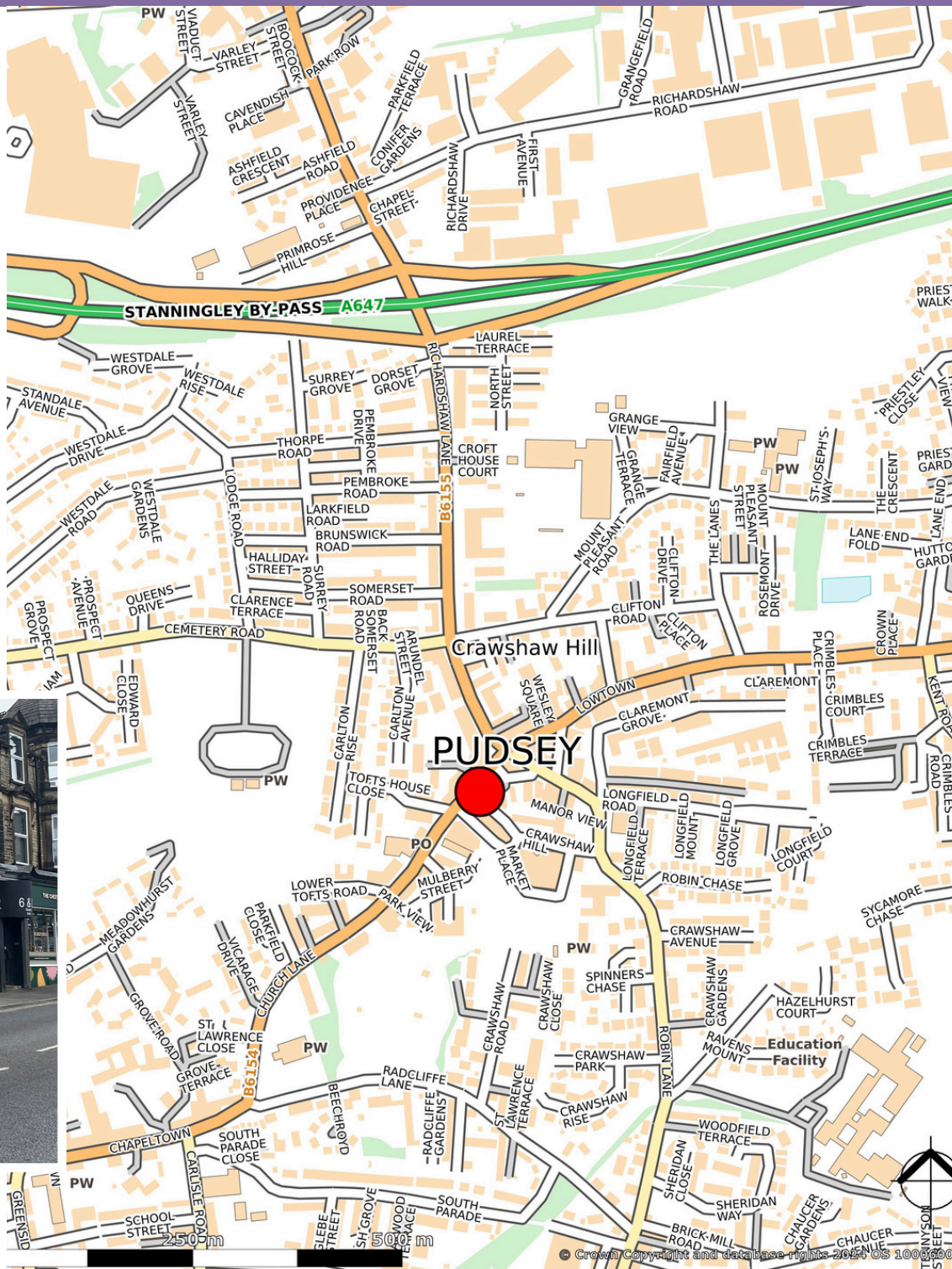
£21,500 + VAT per annum

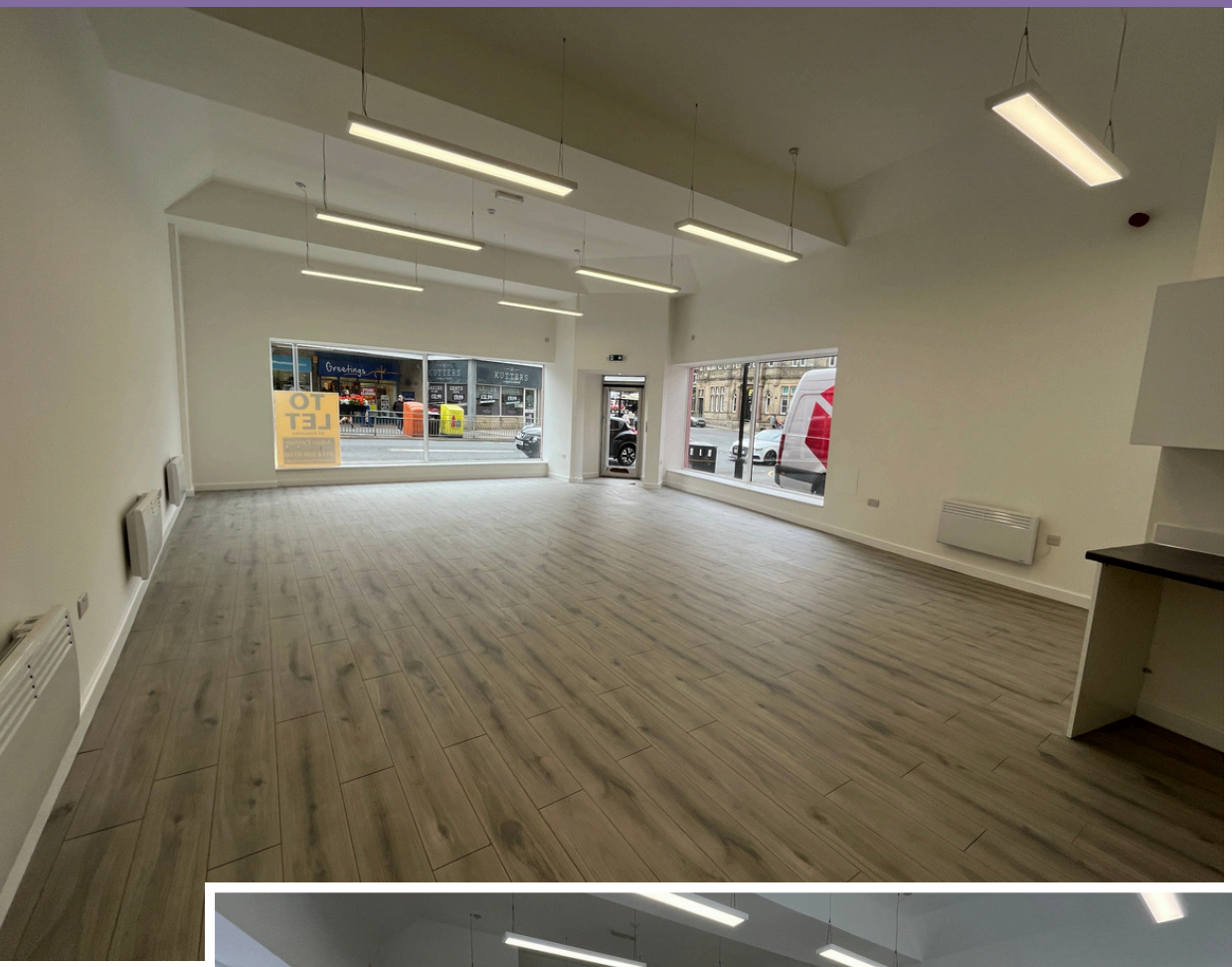
LOCATION

The property is located on Church Lane and benefits from a return frontage fronting Robin Lane. The property is situated in close proximity to Pudsey bus station and is surrounded by a host of different local amenities such as: Greggs, Sainsbury's Local and Boots Pharmacy.

There is also a large public car park off Robin Lane in very close distance to the subject property.









DESCRIPTION

The property comprises a three-storey, stone built, end terrace property within which the ground floor retail space is available.

The property benefits from a characterful frontage, prominently positioned within central Pudsey. The proeprty has recently beneftited from a comprehensive refurbishment programme and offers a specification including:

- Return frontage
- Electric panel heaters
- LED lighting
- Kitchen and WC facilities

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TO LET



EPC

An EPC assessment is currently being undertaken. The EPC rating will be confirmed upon completion.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £21,500 + VAT per annum.

VAT

It is understood that VAT is applicable.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £16,500.

LEGAL COSTS

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

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



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