



**203 RICHARDSHAW LANE,
PUDSEY,
LS28 6AA**

TO LET

734 sq ft (68.2m²)

Double fronted retail unit with basement storage

Location

The property is located fronting Richardshaw Lane at its junction with Varley Street, in the popular town of Pudsey, 5 miles to the west of Leeds city centre. Richardshaw Lane links the Leeds Outer Ring Road (A647) with Stanningley Town Street.

Description

A stone-built 2-storey building with double-fronted retail frontage at ground floor. There is loading/rear access, basement storage, kitchenette and WC. The property benefits from gas central heating, burglar alarm and electric roller shutter to the front pedestrian door, with concertina security grilles to the main shop front.

Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice 6th Edition the unit provides the following approx. gross internal area:

Ground floor	585 sq ft (54.3m ²)
Basement	149 sq ft (13.9m ²)
Total	734 sq ft (68.2m²)

There is ample car parking available on-street or in two nearby public car parks.

Terms

The property is available by way of assignment or subletting of the existing lease on full repairing and insuring terms at a rental of **£6,400 per annum**. Alternatively, the property may be available by way of a new lease, subject to negotiation with the Landlord. It is understood that VAT is not applicable on the rent.

Business Rates

According to the Valuation Office Agency website, the premises has a current 2010 rateable value of £4,500. Interested parties are advised to direct further enquiries to the local authority.

Viewing/Further Information

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 2395777 or Matt Mitchell on 0113 2395778

SUBJECT TO CONTRACT

Details amended January 2012

SPD/SMH/LPJ

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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE

