



**SHEEPSCAR GROVE
LEEDS
LS7 1AH**

TO LET

STORAGE COMPOUND

0.29 ACRES (0.12 HECTARES)

LOCATION

The property is located fronting Sheepscar Grove, which runs parallel with both North Street and Sheepscar Street South, in Sheepscar on the north-eastern edge of Leeds city centre.

DESCRIPTION

A surfaced, fenced and gated compound of rectangular shape. The site is located in amongst industrial and offices premises with easy access to both Leeds city centre and the national motorway network.

The site has an approximate area of 0.29 acres (0.12 ha).

TERMS

The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£15,000 p.a.** It is understood that VAT is not applicable on this property.

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2010 rateable value of **£9,400**. Interested parties are advised to direct further enquiries to the local authority.

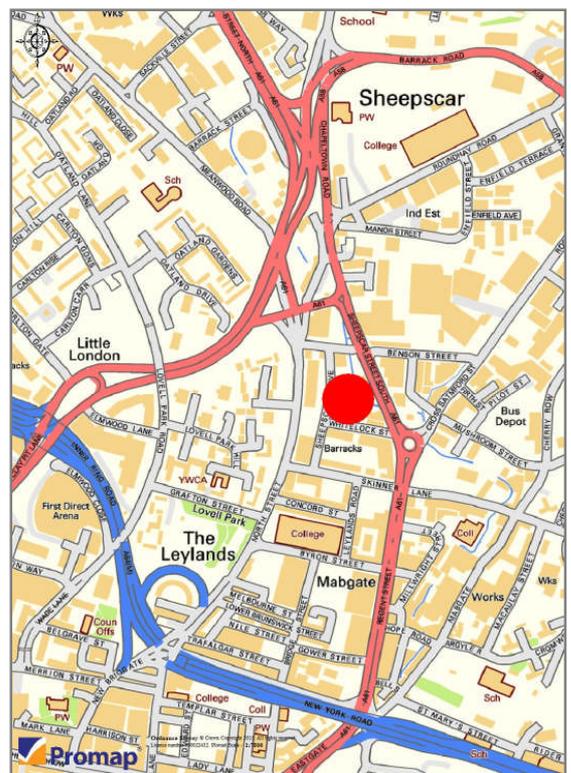
VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 (email: simon@adairpaxton.co.uk) or Tom Gillson, 0113 2395778 (email: tomg@adairpaxton.co.uk)

SUBJECT TO CONTRACT

Details amended June 2016

SPD/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.