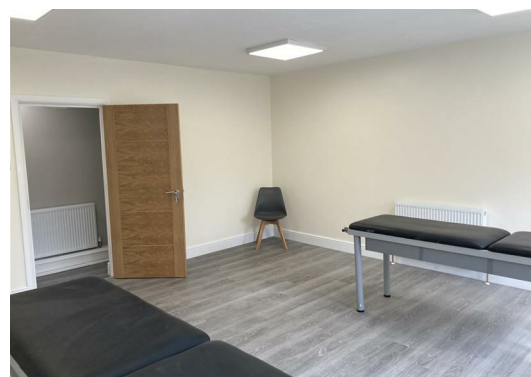




Adel Health, Long Causeway, Leeds, LS16 8DA

Office/Treatment Room

SUITE 6 154 SQ FT (14.3 SQ M)



Location

The property is located fronting Long Causeway in the popular and affluent North Leeds suburb of Adel. The property is immediately surrounded by residential dwellings and Adel St John the Baptist Primary School is adjacent to the north of the property.

Description

The property is a two-storey purpose built former GP surgery premises. The buildings sit within landscaped grounds and benefits from a car park. Tenants have use of the shared waiting area, W/C's and staff W/C shower room.

Accommodation

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2018, the unit provides an approximate area of:

Suite 6 (first floor) 154 sq ft (14.3 sq m)

Terms

The property is available to let on full repairing and insuring lease for a minimum term of 3 years at a rental of:

Suite 6 £5.000 p.a.

The above rental figures include utilities. There is a service charge levied to recover other shared costs.

Business Rates

According to the Valuation Office Agency website, Suite 6 is to be reassessed. 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 Alfie Stevens- Neale on 0113 2395778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 2395777 (simon@adairpaxton.co.uk)

Energy Performance Certificate

The property has a current EPC rate of B - 45



MISREPRESENTATION ACT 1967 These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise to confirm accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.
MISDESCRIPTONS 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