



TO LET

**Refurbished Retail
Unit
570 SQ FT
(53 SQ M)**

- Centrally Located
- Ground Floor Unit
- Newly Refurbished
- Return Frontage
- WC Facilities
- Air Conditioning

**8 Church Lane
Pudsey
Leeds
LS28 7BD**

**Rental:
£16,500 + VAT per annum**

Location

The property is located on Church Lane and benefits from a return frontage fronting Market Place. The property is situated next to the bus station. Within close proximity to the property there is also a large car park off Crawshaw Hill.

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:

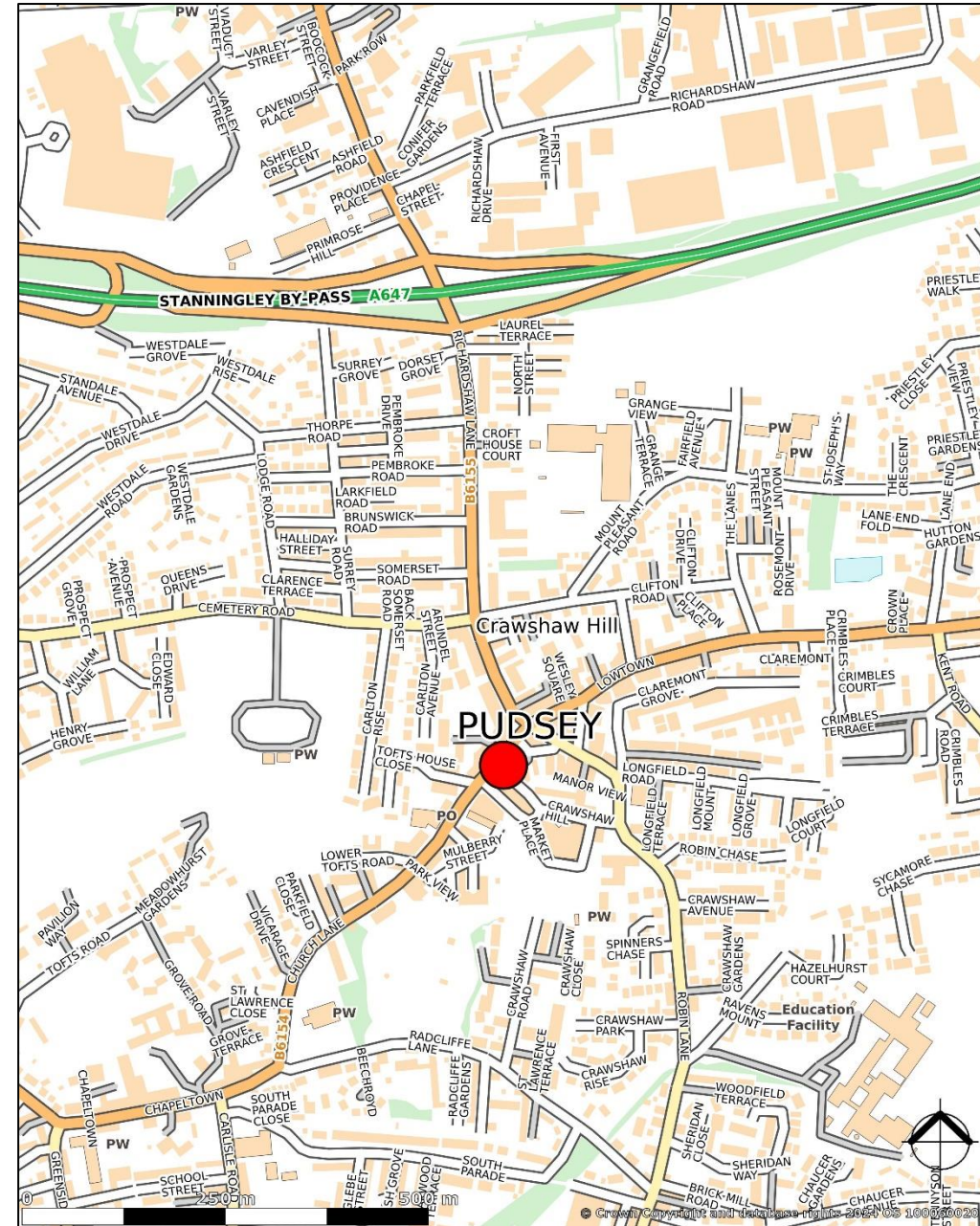
- Return frontage
- Recently refurbishment
- Air Conditioning
- WC facilities

Accommodation

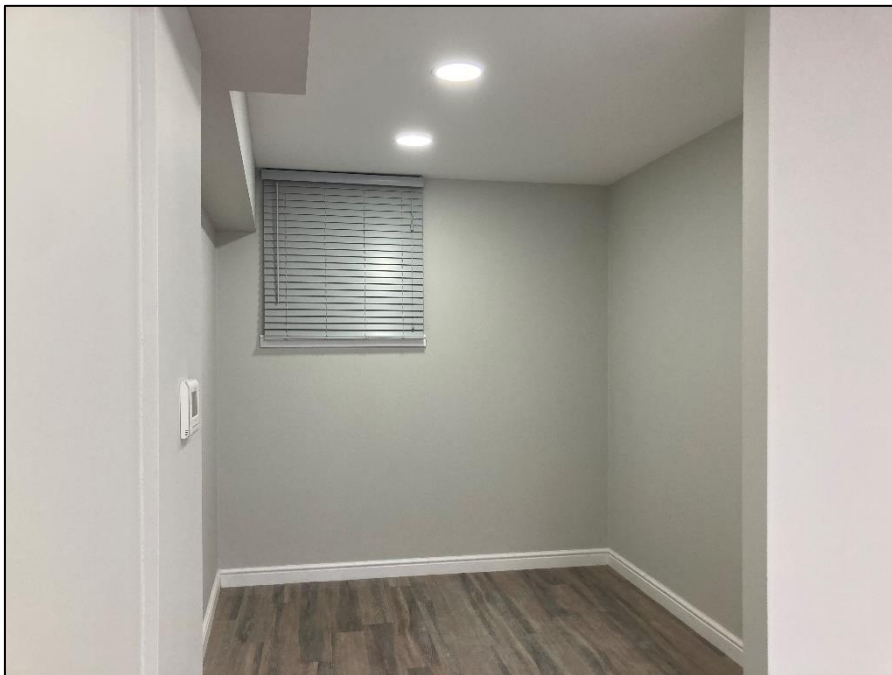
Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate internal area of:
570 sq ft (53 sq m).

Service Charge

A service charge is applicable at this property with further details available upon request.



Internal Images



EPC

The property benefits from an EPC rating of **C-60**. A full copy is available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

It is understood that VAT is applicable.

Terms

The property is available to let on a new effective full repairing and insuring terms for a minimum term of 3 years at a rental of £16,500+VAT p.a.

Rateable Value

We understand that the property is due to be reassessed for Business Rates purposes. Interested parties are advised to direct further enquiries to the local authority.

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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For more information, please contact:

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All Enquiries:

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