

# SUBSTANTIAL RETAIL UNIT

13,517 SQ FT (1,256 SQ M)

- Retail Park Location
- Staff Facilities
- Rear Loading
- Communal car park
- Electric Roller Shutters
- High Eaves



TO LET

3A Middleton District Centre  
Middleton, Leeds  
LS10 4AX

£55,000  
per annum



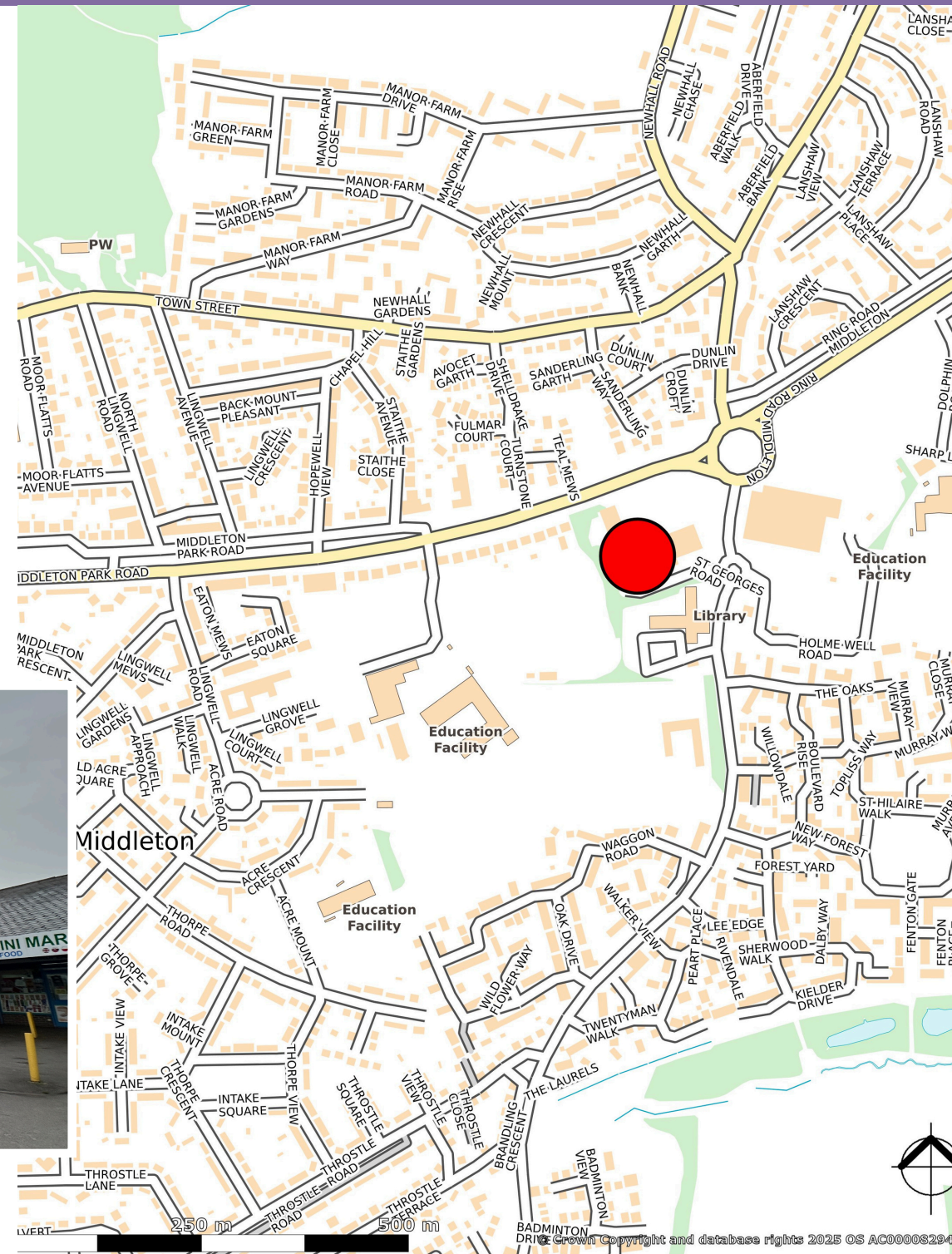
commercial@adairpaxton.co.uk  
0113 239 5770 (Ext 2)



# LOCATION

The property is located within Middleton District Centre. Middleton is predominantly a residential suburb situated approximately 4 miles south of Leeds City Centre between the M1 (Junction 42) and M62 (Junction 29) motorways.

Middleton District Centre extends to approximately 2.137 hectares (5.280 acres), with occupiers including Iceland, Co-op Funeral Care and Wynsors Shoes. St George's Medical Centre, Asda supermarket and St Georges Retail Park are in close proximity.





## SALES AREA



## DESCRIPTION

The property is of brick construction under a steel pitched roof with a slate tile front lower canopy.

At the front elevation, the property benefits from a small brick-built entrance with two automatic motion sensor entrance doors with single roller shutter. There is also a second roller shutter positioned to the right of the main entrance. A red triangular advertising canopy is located directly in front of the unit entrance.

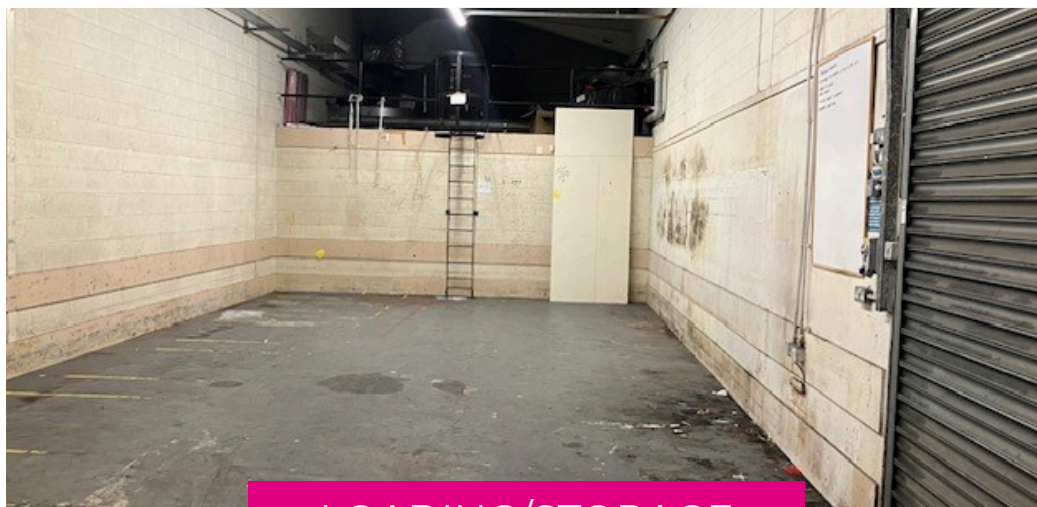
Internally, the property comprises of a largely open plan commercial / retail space of concrete floor with separate office room, staff room, WC facilities, cleaning cupboard and storage room. There are two fire escape exit doors located on the west elevation of the property.

The unit includes the following specifications.

- Fluorescent tube lighting
- 3 Phase electricity supply
- Gas blower heating system

To the rear, the property includes a separate storage stock area with electric rear roller shutter loading door with pedestrian fire escape door.

Externally, to the front the unit benefits from the large, shared car park. To the rear there is a rear delivery yard. The property currently has a large steel canopy structure.



## LOADING/STORAGE





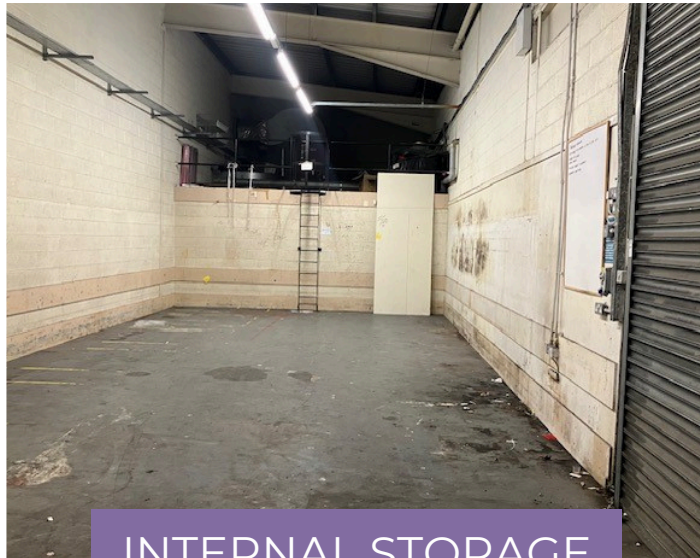
INTERNAL



REAR LOADING



INTERNAL



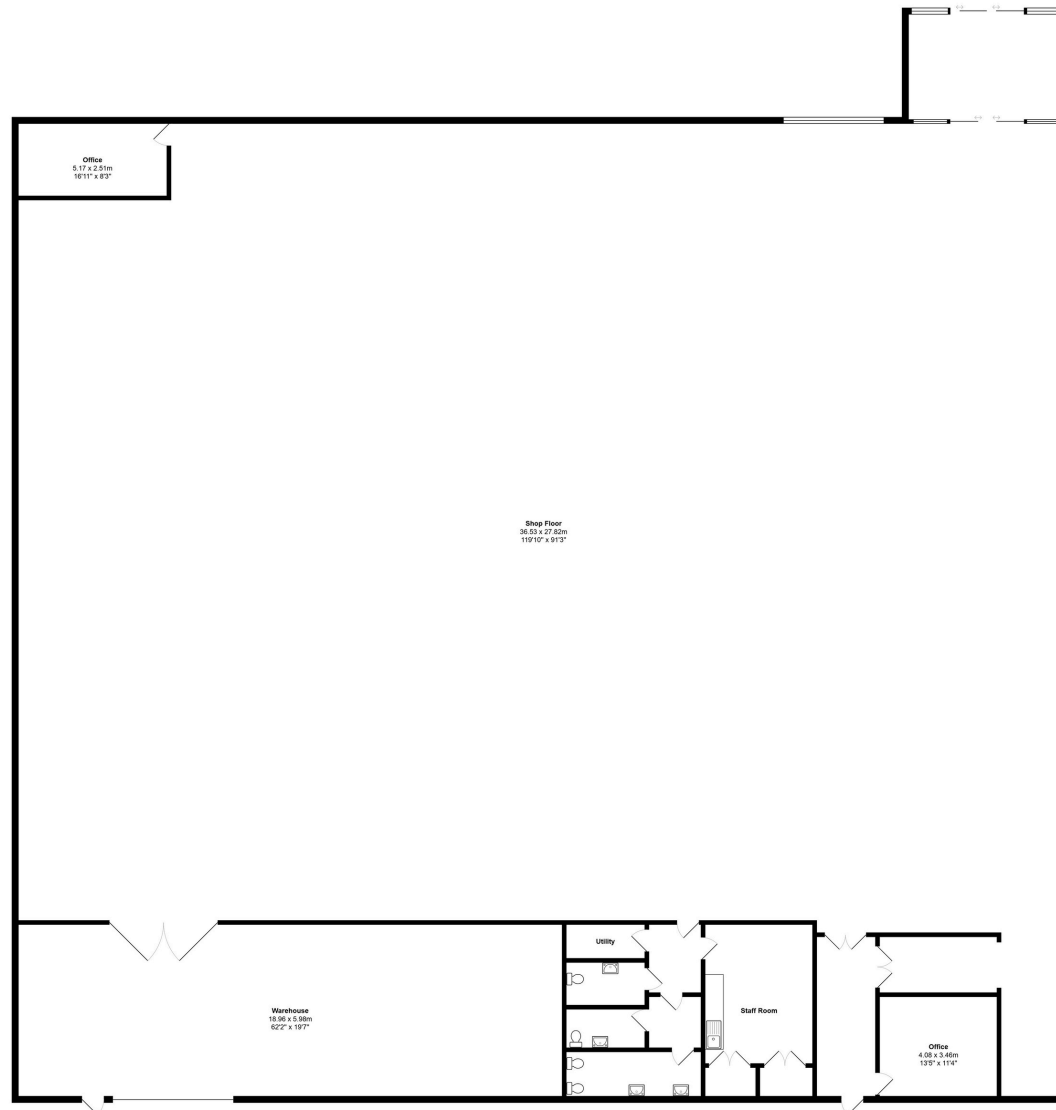
INTERNAL STORAGE





# ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate gross internal area of 13,517 sq ft (1,256 sq m) .







## EPC

The property currently benefits from an EPC rating of D-92.

## 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 £55,000 + VAT per annum.

## VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

## SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate.

## LEGAL COSTS

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

## 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: £69,000.

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



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