

OFFICE PREMISES FOR SALE/MAY LET

2,834 SQ FT (263.4 SQ M)

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- Characterful Grade II Listed Building
- Great Parking Provisions
- Private Estate
- Newly Refurbished
- Fitted kitchen facilities
- WC on both floors
- Well maintained landscaped areas



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**FOR SALE /
MAY LET**



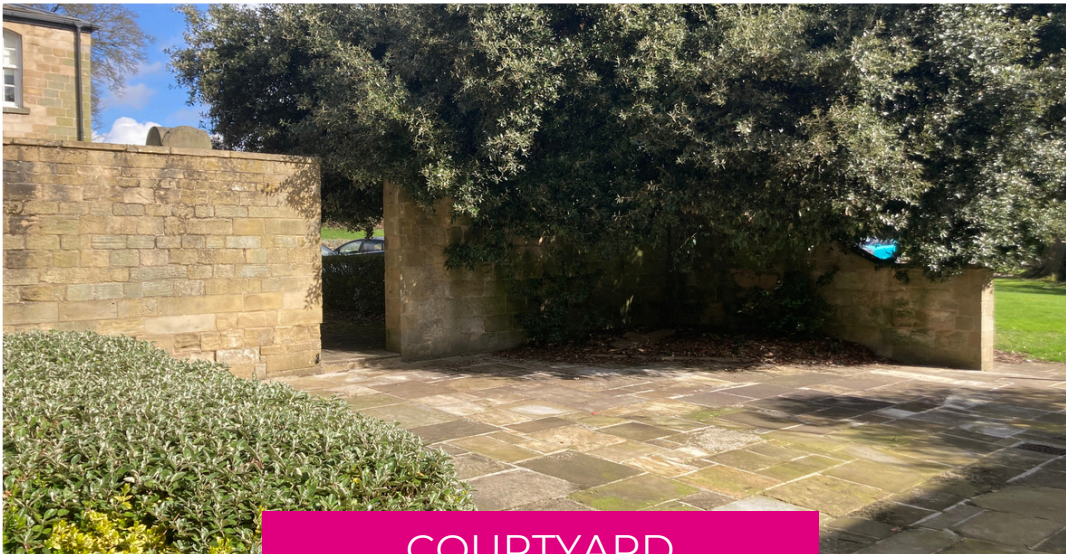
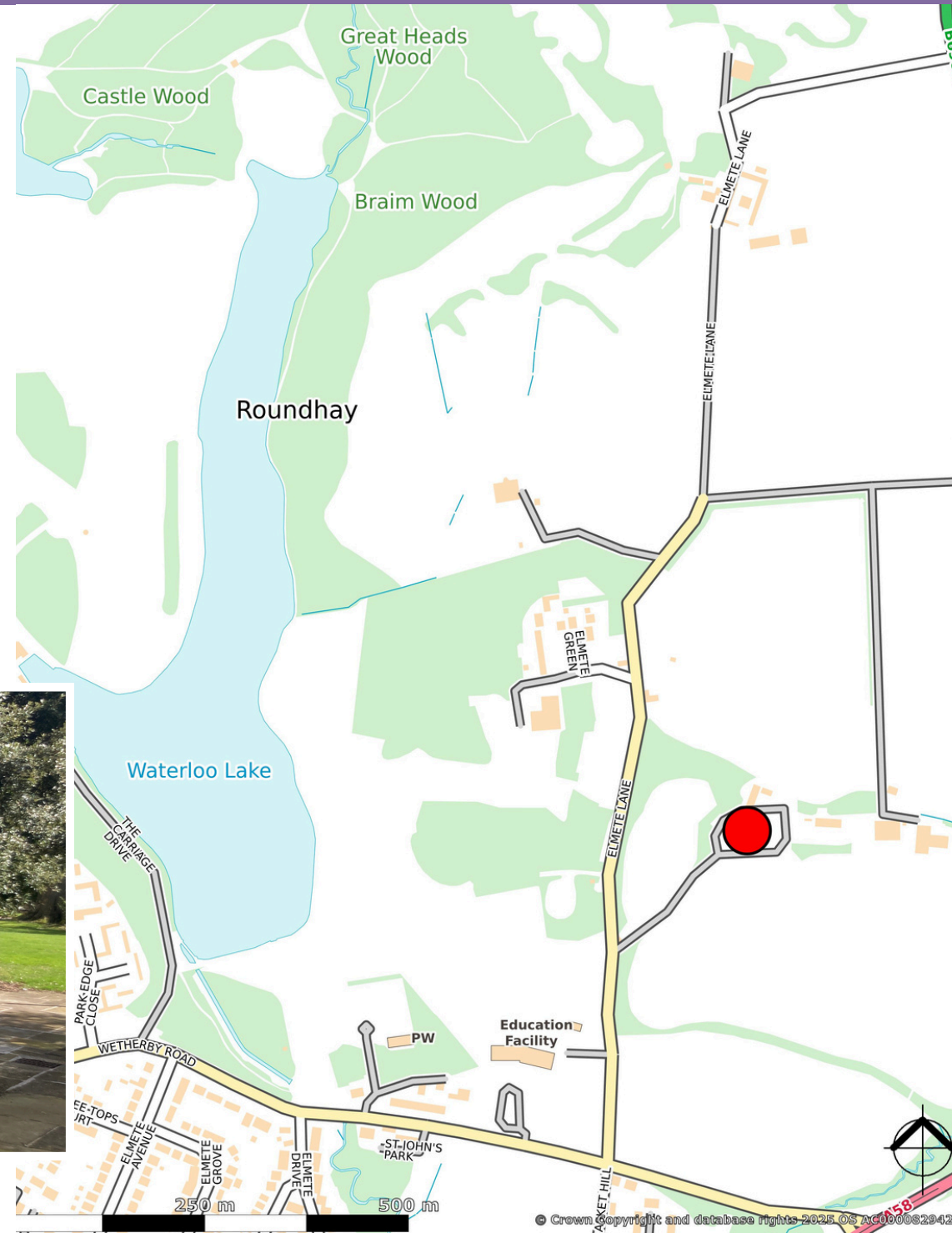
Lupton House, The Beechwood Estate
Elmete Lane, Roundhay
LS8 2LQ

£500,000
May Let at
£39,500 pa

LOCATION

The property is located within the Beechwood Estate, which is located near Wetherby Road, Roundhay.

There are a number of amenities within close proximity to the subject property consisting of Roundhay Park, Leeds Golf Club, and The White House Pub.



COURTYARD

ENTRANCE AREA



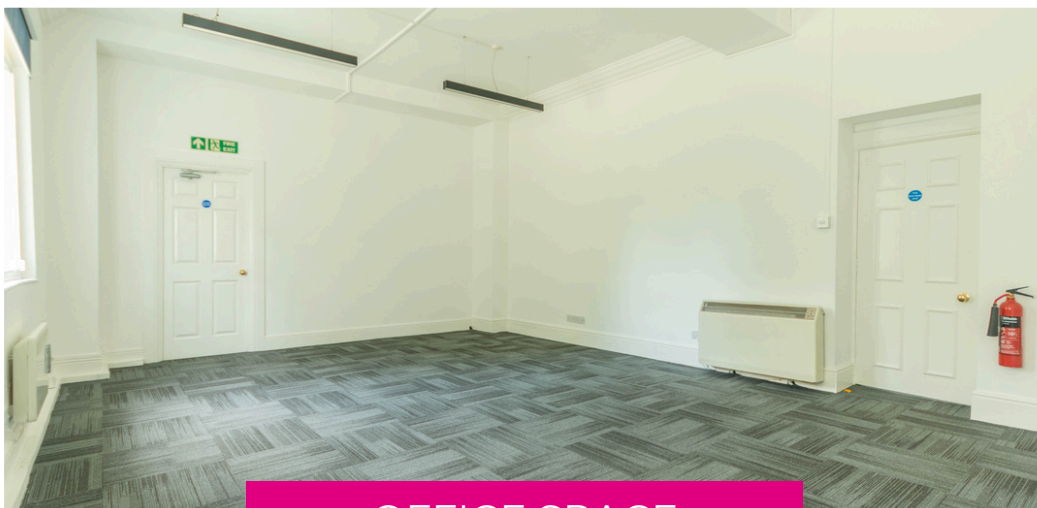
DESCRIPTION

Externally, the Beechwood Estate grounds present beautifully. When turning off Elmete Lane into the estate the landscaping is well kept.

The estate itself dates back to the 1820's and is a Grade II listed former country house.

The property itself is constructed of stone and has single glazed sash windows. There are 3 separate entrance points to Lupton House. One at the front, another at the rear and one at the side.

Internally, the property comprises a number of different sized rooms at both ground and first floor level. The space benefits from being recently refurbished whereby the office facilities present well. There are LED lights throughout, WC and kitchenette facilities (on both floors), an external courtyard area and 12 car parking spaces.



OFFICE SPACE



EXTERNAL



KITCHEN



FIRST FLOOR OFFICE



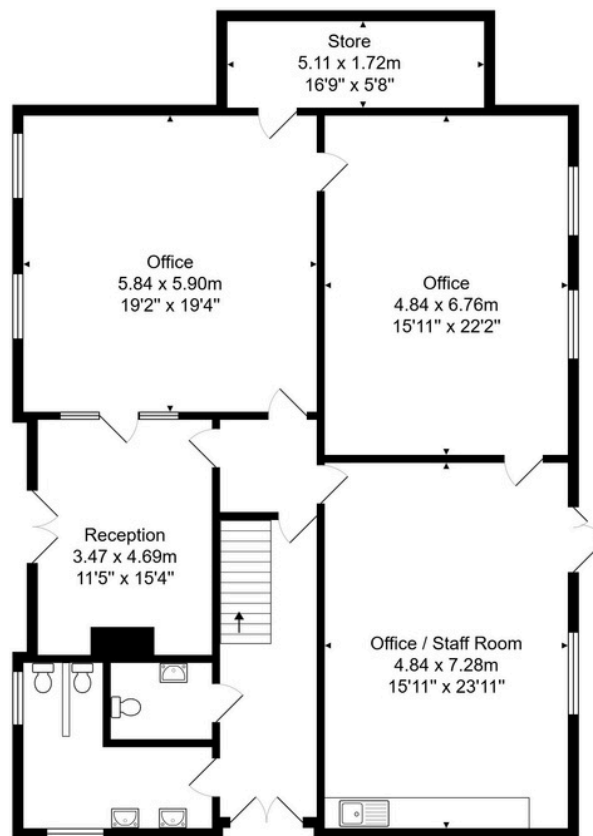
FIRST FLOOR OFFICE



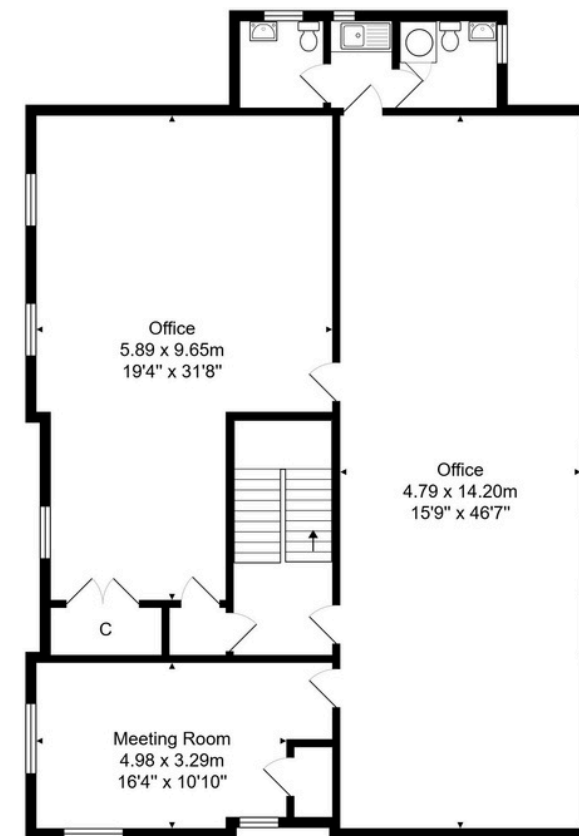
ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

Ground Floor	1,363 sq ft (126. sq m)
First Floor	1,471 sq ft (136.7 sq m)
Total	2,834 sq ft (263.4 sq m).



Ground Floor



First Floor

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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EPC

The property currently benefits from an EPC rating of D-81.

TERMS

The long leasehold is available with full vacant possession at a guide price of £500,000 .

Alternatively, the property is available to let at a guide price of £39,500 per annum.

VAT

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

LONG LEASEHOLD

The long leasehold commenced on 26th February 1997 for a term of 999 years.

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: £30,500.

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



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Property Specialists ■ ■ ■ ■