

SELF CONTAINED OFFICE / STUDIO / CLINIC SPACE

1,281 SQ FT (119 SQ M)

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- Prosperous Residential Location
- Gas-Fired Central Heating
- Kitchen, WC and Shower Facilities
- Basement Storage
- 3 Car Parking Spaces
- Suitable for a variety of uses STP



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TO LET

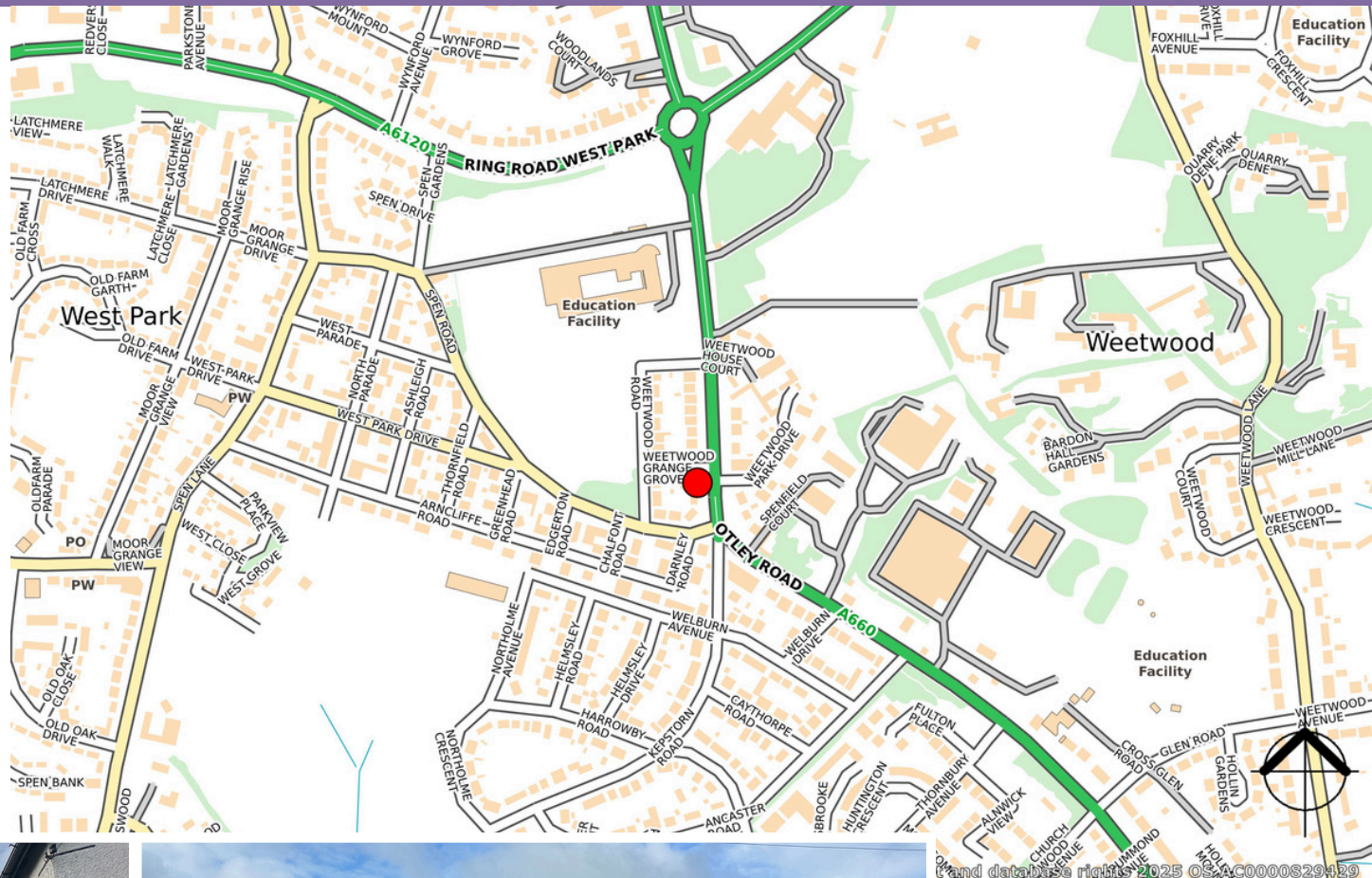


275B Otley Road,
Leeds
LS16 5LN

£19,500
per annum

LOCATION

275B Otley Road fronts Weetwood Grange Road just off Otley Road in West Park, a prosperous and sought after residential area approximately 3 miles north west of Leeds City Centre. West Park lies on the course of the A660 Otley Road a short distance south, off its intersection with the A6210 North Leeds Ring Road, Headingley lies approximately one mile to the south east. Immediately opposite on the east side of Otley Road is the Weetwood Hall Hotel and conferencing complex with and the Village Hotel just to the south. Leeds Beckett University's main Headingley campus lies just to the south.



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DESCRIPTION

275B comprises a self-contained office building. Beyond the front door is a ground floor office suite with two additional meeting rooms, kitchen and WC facilities. The meeting rooms also contain additional mezzanine storage. Stairs lead to the first floor where there is a further open plan office, with private meeting room and separate kitchen. A basement accessed internally from the ground floor provides a useful storage space.

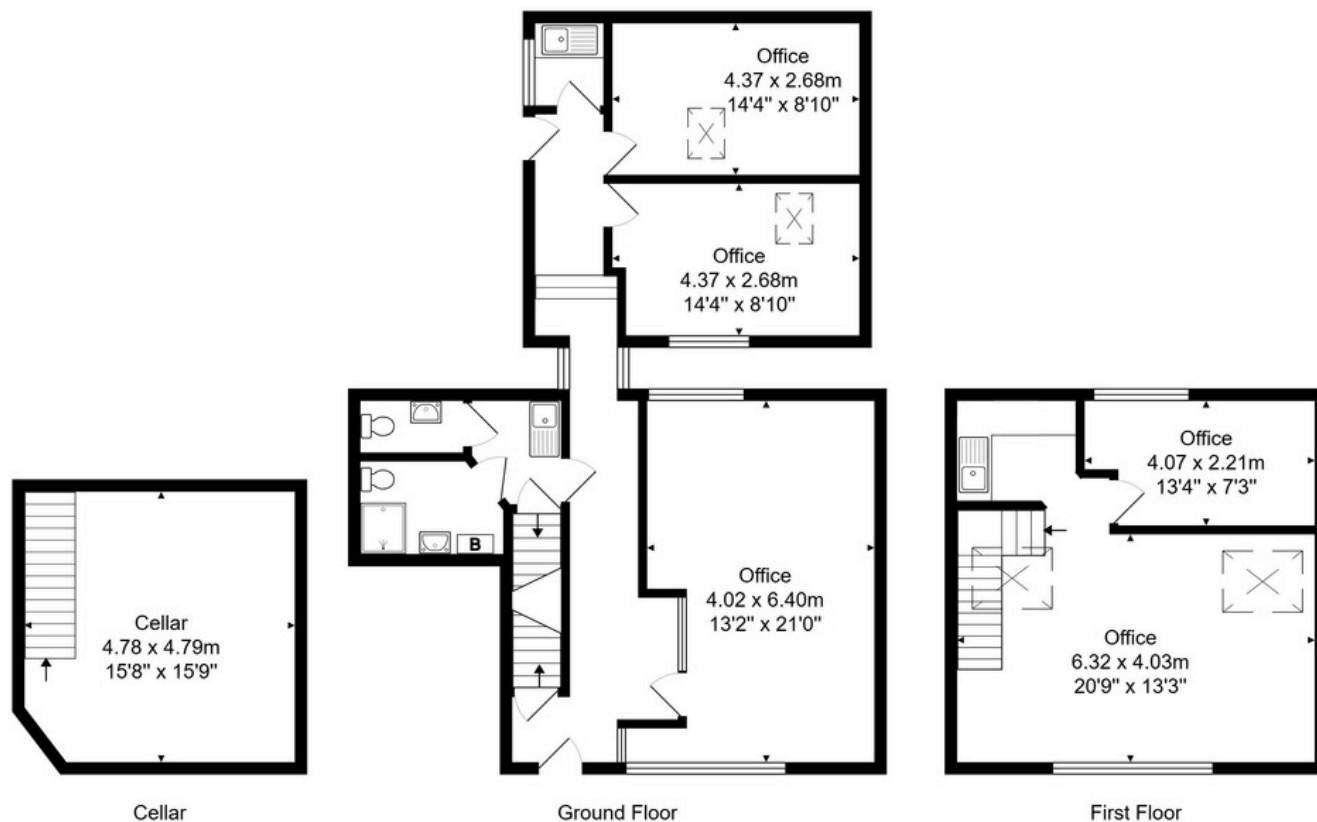




ACCOMMODATION

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:

| | Sq Ft | Sq M |
|---------------------|-------|------|
| Ground Floor | 677 | 62.9 |
| First Floor | 381 | 35.4 |
| Basement | 223 | 20.7 |
| Total | 1,281 | 119 |





EPC

The property currently benefits from an EPC rating of D-79.

VAT

It is understood that VAT is not applicable.

LEGAL COSTS

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

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 £19,500 per annum.

SERVICE CHARGE

It is understood that a service charge is not applicable.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the subject property has a rateable value of: £12,000.

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



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Property Specialists ■ ■ ■ ■