

FORMER DENTAL SURGERY

555 SQ FT (51.6 SQ M)

- Gas-fired central heating
- Kitchenette facilities
- WC facilities
- Car Parking
- Number of amenities nearby
- Pleasant Suburb
- Side and front entrance



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TO LET

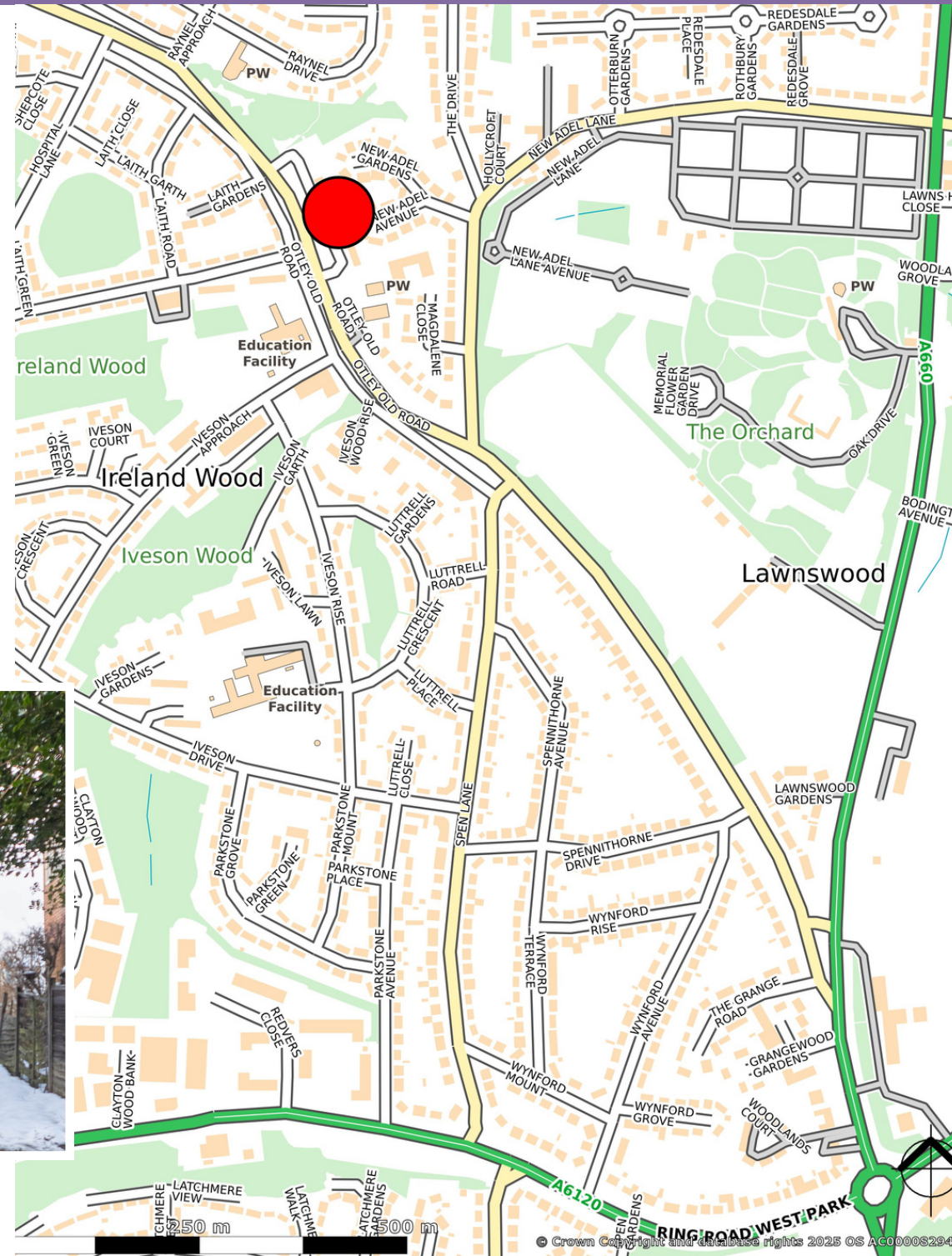


68 Otley Old Road,
Cookridge, Leeds,
LS16 6LQ

£13,000
per annum

LOCATION

The property is located fronting Otley Old Road in the popular north Leeds suburb of Cookridge and lies within an established retail parade containing other occupiers such as convenience store, café bar and Post Office. The main local Doctors Surgery and primary school are located immediately opposite.



REAR OF PROPERTY

RECEPTION AREA



DESCRIPTION

The property comprises a large brick-built, two-storey, former residential building whereby the ground floor is available.

Previously, the ground floor has been occupied as a dental practice. The space would be suitable for a similar use and may also suit office and retail businesses.

Internally, you are welcomed by a reception/waiting room area. Off of this, there are two good sized rooms and kitchenette facilities.

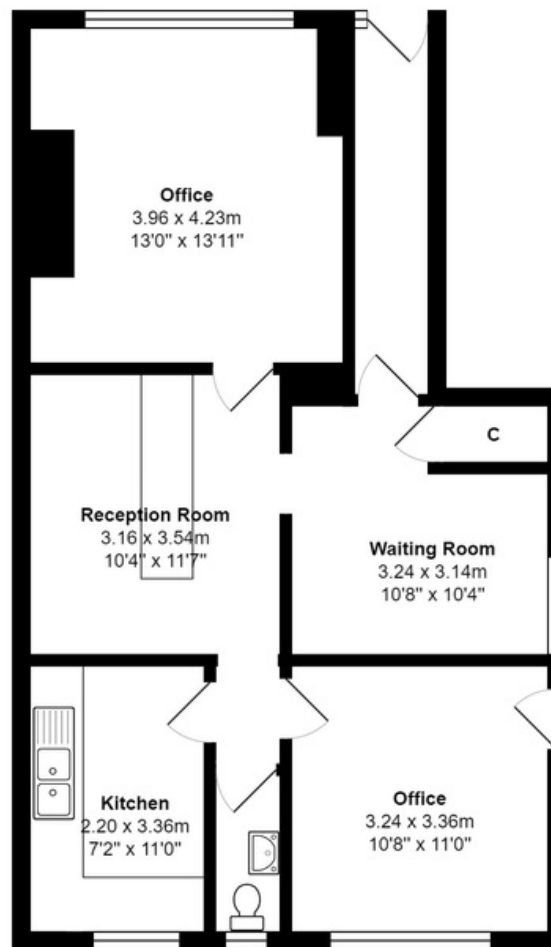
Externally, the property benefits from a driveway whereby the tenant could park their vehicle.



TREATMENT ROOM

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 555 sq ft (51.6 sq m).





EPC

The property currently benefits from an EPC rating of D-84.

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 £13,000.

SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate on an Ad-Hoc basis.

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: £5,500.

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



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Property Specialists ■ ■ ■ ■