



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

PROMINENT OFFICES WITH PARKING

**272a DEWSBURY ROAD, BEESTON,
LEEDS, LS11 6JT**

197.20 m² (2,123 sq ft)

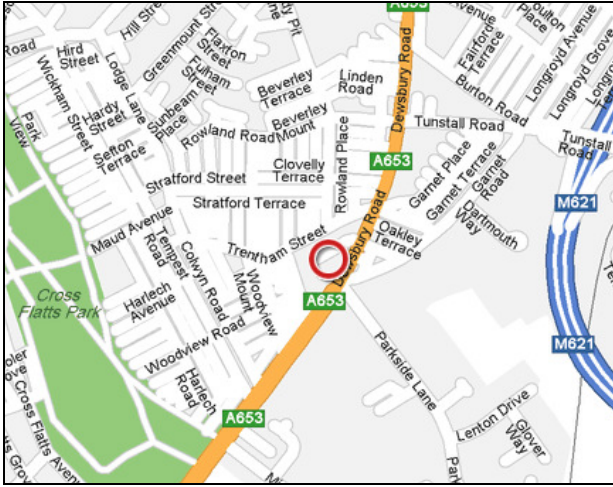


- On site private car parking
- Within approximately 0.5 miles of M621 motorway and 1.5 miles to the south of Leeds city centre
- Potential for alternative use

0113 2348999

Location

The premises are located fronting Dewsbury Road (A653) at its junction with Middleton Crescent, approximately 1.5 miles to the south of Leeds city centre and with access within approximately 0.5 miles to the M621 motorway.



Description

The premises comprise a three storey and basement semi-detached brick building under a series of pitched blue slate covered roofs with suspended timber upper floors and solid basement floor partitioned to form administrative offices.

The property occupies a site including paved surfaced car parking accommodating a minimum of five vehicles, landscaping and ramped access to the main building entrance.

Accommodation

Description	m ²	(sq ft)
Second floor		
3 private offices	55.80	(601)
Boiler room & store		
First floor		
2 general offices & kitchen	64.60	(695)
Hallway, ladies/gents toilets		
Ground Floor		
2 general offices & interconnecting private office	59.83	(644)
Hallway & entrance		
Basement		
Kitchen	16.97	(183)
TOTAL NET INTERNAL FLOOR AREA	197.20	(2,123)

Heating

The premises are heated by a series of pipes and radiators supplied by a central gas fired boiler.

Services

Mains electricity, gas, water and drainage are connected to the property. There is an intruder alarm, fire alarm and CCTV surveillance system installed.

The services and installations have not been tested and prospective

purchasers/tenants must satisfy themselves with regard to condition and capacity.

Rating

From enquiries of the Valuation Office Agency website the premises are assessed for rates as follows:-

Offices & premises (2010 assessment) RV £15,250

The National Uniform Business Rate for 2010/11 is 41.4p in the £, ignoring transitional phasing relief and allowances to small businesses.

Properties with assessments of below £17,999 may apply for relief and their National UBR for 2010/11 is 40.7p in the £.

Prospective tenants and purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council.

Planning

We are verbally advised the premises benefit from planning permission (reference H21/262/89) for change of use from surgery and residential to offices with car parking and, planning permission (application number: 21/98/93) for two storey rear extension. Prospective purchasers must satisfy themselves with regard to all planning matters and use – Tel. Leeds City Council Planning Department 0113 247 8000.

Energy Performance Certificate (EPC)

An energy performance certificate (EPC) is available upon application.

Rent

£16,500 per annum exclusive

Lease Terms

Flexible terms are available by negotiation.

VAT

The purchase price is exclusive of VAT, if applicable.

Legal Costs

The ingoing tenant is to be responsible for the landlords legal costs incurred in connection with the letting.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Richard Barker

Tel: 0113 234 8999
richard@michaelsteel.co.uk

Our Ref: 1151/A/RB
January 2011

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.