



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

# **HIGHLY PROMINENT BANKING/RETAIL PREMISES**

**58 HOLBECK LANE, LEEDS, LS11 9UL**

178 m<sup>2</sup> (1,918 sq ft) or thereabouts

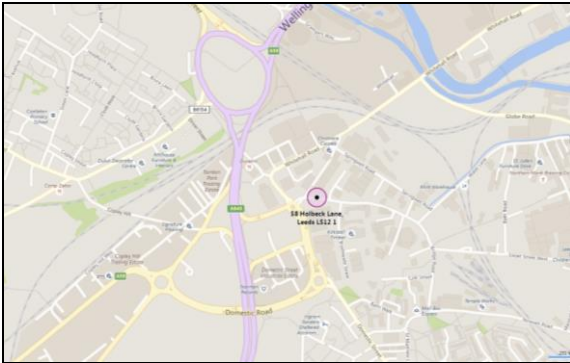


- High profile corner position less than 1 mile south west of Leeds City Centre
- Former banking hall and suitable for a variety of commercial/retail/showroom uses (STP)
- Immediately available for occupation and may split

**0113 2348999**

## Location

The premises are on the corner of Holbeck Lane and Springwell Street approximately 1 mile south west of Leeds City Centre within an area of commercial land use opposite Arnold Clark, Fiat & Jeep and close to Dunelm.



## Description

The premises comprise a 3 storey brick building with feature stone inlay originally designed and formerly operated as a Yorkshire Bank (and more recently a piano shop). The ground floor is predominantly open plan with wooden flooring, plastered walls and ceilings (incorporating spot lighting).

The first and second floor have in the recent past been used as living accommodation with internal access comprising a living room dining kitchen, 2 bedrooms bathroom and box room and storeroom, but could be suitable for commercial uses..

## Accommodation

The accommodation is summarised as follows:-

Description	M <sup>2</sup>	(sq ft)
Ground floor retail/commercial space	78.94	(850)
First floor former flat/commercial space	81.41	(876)
Second floor former bedroom	17.87	(192)
<b>Net Internal Floor Area</b>	<b>178.22</b>	<b>(1,918)</b>

## Services

We are advised mains gas, electricity, water and drainage are connected to the property in addition to individual appliances. All services and installations have not been tested and we are therefore unable to comment on capacity.

## Planning

The property could be suitable for a variety of commercial, retail and showroom uses (subject to planning). Interested parties should make their own enquiries regarding all planning matters and use telephone Leeds City Council 0113 2348080.

## Rating

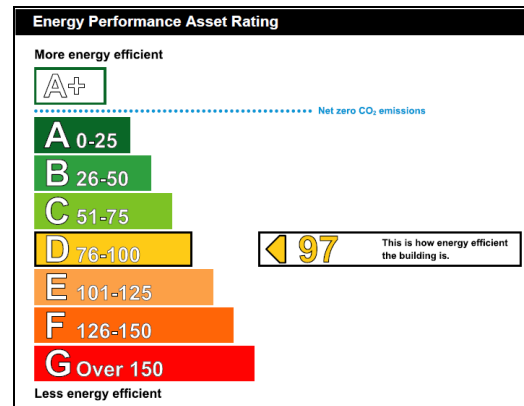
We are advised the premises are assessed for rating as follows:-

Shop & Premises

RV £8,300

The National Uniform Business Rate for 2017/18 is 46.6p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Energy Performance Certificate



## Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly rent reviews.

## Rent

Commencing rent £24,000 per annum exclusive.

## VAT

The rent is quoted exclusive of VAT.

## Legal Costs

The ingoing tenant is to be responsible for both parties reasonable legal costs incurred in connection with this transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co  
Richard Barker  
Alec Michael

Tel: 0113 234 8999  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)

Our Ref: 2500/A/M  
November 2017

Subject to Contract



Michael Steel & Co  
PROPERTY CONSULTANTS

0113 2348999  
[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)

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.