



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Speedyhire

TO LET

PROMINENT UNIT WITH TRADE COUNTER

405 YORK ROAD, LEEDS, LS9 6TA

417.36 m² (4,493 sq ft)

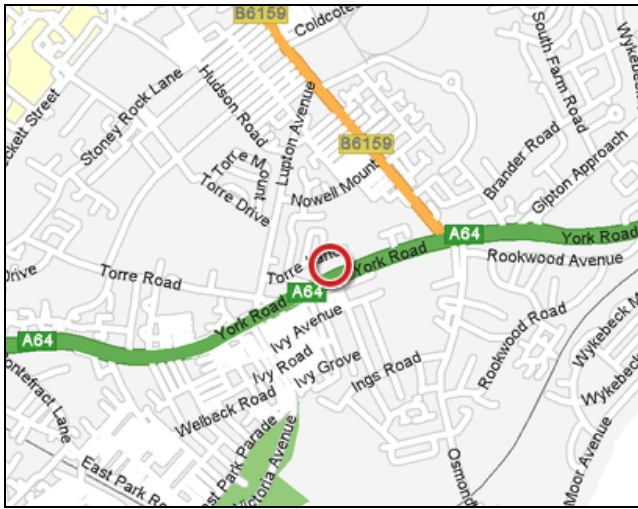


- Prominent and high profile unit
- Trade counter of 63.05 m² (679 sq ft)
- 2 miles to the east of Leeds city centre

0113 2348999

Location

The premises are located fronting the northern side of York Road (A64) approximately 2 miles to the east of Leeds city centre within an area of predominantly commercial land use



Description

The premises comprise a single storey brick building under a two bay pitched metal decking roof on light steel trusses with solid concrete floor partition to form trade counter, warehouse and stores, toilets and canteen. A steel framed and timber decked enclosed mezzanine provides two additional storage areas.

Accommodation

The accommodation is summarized as follows:-

Description	m ²	(sq ft)
Right Hand Bay	185.22	1,994
Left Hand Bay	190.97	2,056
Mezzanine	41.17	443
Total Gross Internal Floor Area	417.46	4,493

NB Reference to left hand and right hand bays is in respect of orientation fronting York Road.

Services

Mains three phase electricity, gas, water and drainage are connected to the property. The services and building installations have not been tested.

Planning

Interested parties should make their own enquiries regarding all planning matters and use. Tel Leeds City Council 0113 234 8080.

Rating

The premises are assessed for rates as follows:-

Workshop & Premises RV £16,250

The Uniform Business Rate levied for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate

The property has an energy performance asset rating of C. The EPC is available upon application.

Terms

The premises are available by way of a new sublease (or a time for the existing 15 year lease from 17 January 2008) on tenants full repairing and insuring terms up to 17 January 2020.

Rent

The passing rent is £23,057 per annum exclusive of rates, building insurance and services.

Legal Costs

The assignee/sub-tenant to be responsible for all parties' reasonable legal costs incurred in connection with the transaction.

VAT

Sums are quoted exclusive of VAT, if applicable.

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

Tel: 0113 234 8999
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Our Ref: 0837/A/S
Updated February 2018

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.