



TO LET

GROUND FLOOR OFFICE/RETAIL PREMISES

2,376 Sq Ft (220.73 Sq M)

◆ On site parking ◆ Suitable for variety of uses (STP) ◆ Prominent location



215, Upper Town Street
Leeds, LS13 3JL

LOCATION

The property is prominently located fronting Upper Town Street in Bramley centre, approximately ½ mile north of the junction with Stanningley By-Pass. Stanningley By-Pass provides excellent transport links to both Leeds and Bradford City Centres.

DESCRIPTION

The property comprises a ground floor former banking hall, set within a two storey detached building fronting Upper Town Street. Internally, the premises are presented to a good standard throughout, and are currently divided to form a mixture of open plan and cellular accommodation. Additional accommodation is available on the first floor (staff and plant room). Two rooms are also provided in the basement.

ACCOMMODATION

The property provides the following approximate Net Internal Areas:

Ground floor - 2,376 sq ft
First floor - 325 sq ft
Basement - 838 sq ft

RATES

Bank and premises

Rateable Value:	£28,750
Rates Payable (2019/2020):	£14,116.25

For viewing arrangements or to obtain further information please contact:

Pete Bradbury
petebradbury@cartertowler.co.uk

Max Vause
maxvause@cartertowler.co.uk



TERMS

The premises are available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed at a commencing rental of £25,000 per annum exclusive of rates, services, service charge, insurance and all other outgoings.

EPC

An Energy Performance Assessment has been commissioned.

VAT

The property is not elected for VAT.

PLANNING

A2 Planning use class.

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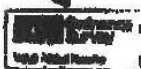
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P. 29/42

Yorkshire Bank
215 Town Street
Bramley, Leeds



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