

7 AUSTHORPE ROAD, CROSSGATES, LS15 8QR



PRIME A1 ACCOMMODATION

SITUATION

Our Clients own the most prominent block on Austhorpe Road. Opportunities within the block are rare but due to retirement we have a standard unit to let.

ACCOMMODATION

The shop provides the following approximate gross internal areas and dimensions:

Ground Floor Sales	666sqft	61.87sqm
Ancillary	60sqft	5.57sqm
First Floor Storage	297sqft	27.59sqm

TERMS

Available by way of an effectively new full repairing and insuring lease with 5 yearly upward only rent reviews.

RENT

£22,500pax

EPC

To follow

RATES

Rateable Value	£18,000
UBR (2018/2019)	£ 0.48
Rates payable	£ 8,640

Interested parties should verify this with Leeds City Council Business Rates Department (tel: 0113 2476983).

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

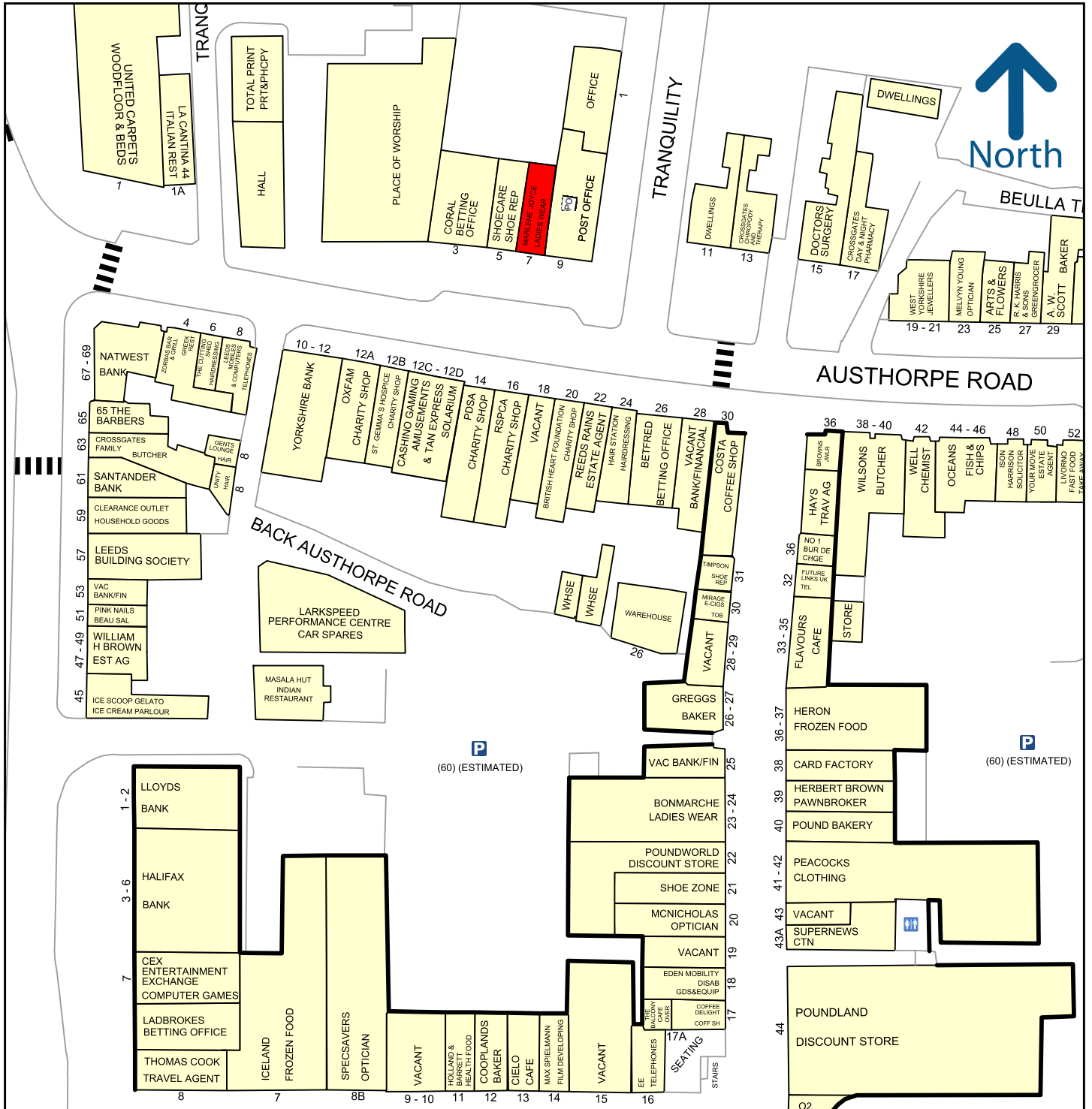
VIEWING

All arrangements to view should be via the sole agents, Dresler Smith Ltd:-

Contact: David Dresler
davidd@dreslersmith.co.uk
Tel: 0113 245 5599

Date of Particulars: April 2018

SUBJECT TO CONTRACT



Experian Goad Plan Created: 11/04/2018
Created By: Dresler Smith

50 metres
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