

*****PRIVATE & CONFIDENTIAL*****
STAFF ARE NOT AWARE

5 AUSTHORPE ROAD, CROSSGATES, LS15 8QR



SITUATION

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

ACCOMMODATION

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

Gross Frontage	17' 10"	5.44m
Net Frontage	15' 11"	4.85m
Internal Width	16' 2"	4.93m
Shop Depth	42' 9"	13.03m
Ground Floor Sales	681sqft	63.68sqm
First Floor Storage	298sqft	27.70sqm

*Details of Parking available on request

TERMS

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

RENT

£20,000pax

EPC

To follow

RATES

Rateable Value	£17,262
UBR (2019/2020)	£ 0.491
Rates payable	£ 8,476

Interested parties should verify this with Leeds City Council Business Rates Department (tel: 0113 3760359).

LEGAL COSTS

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

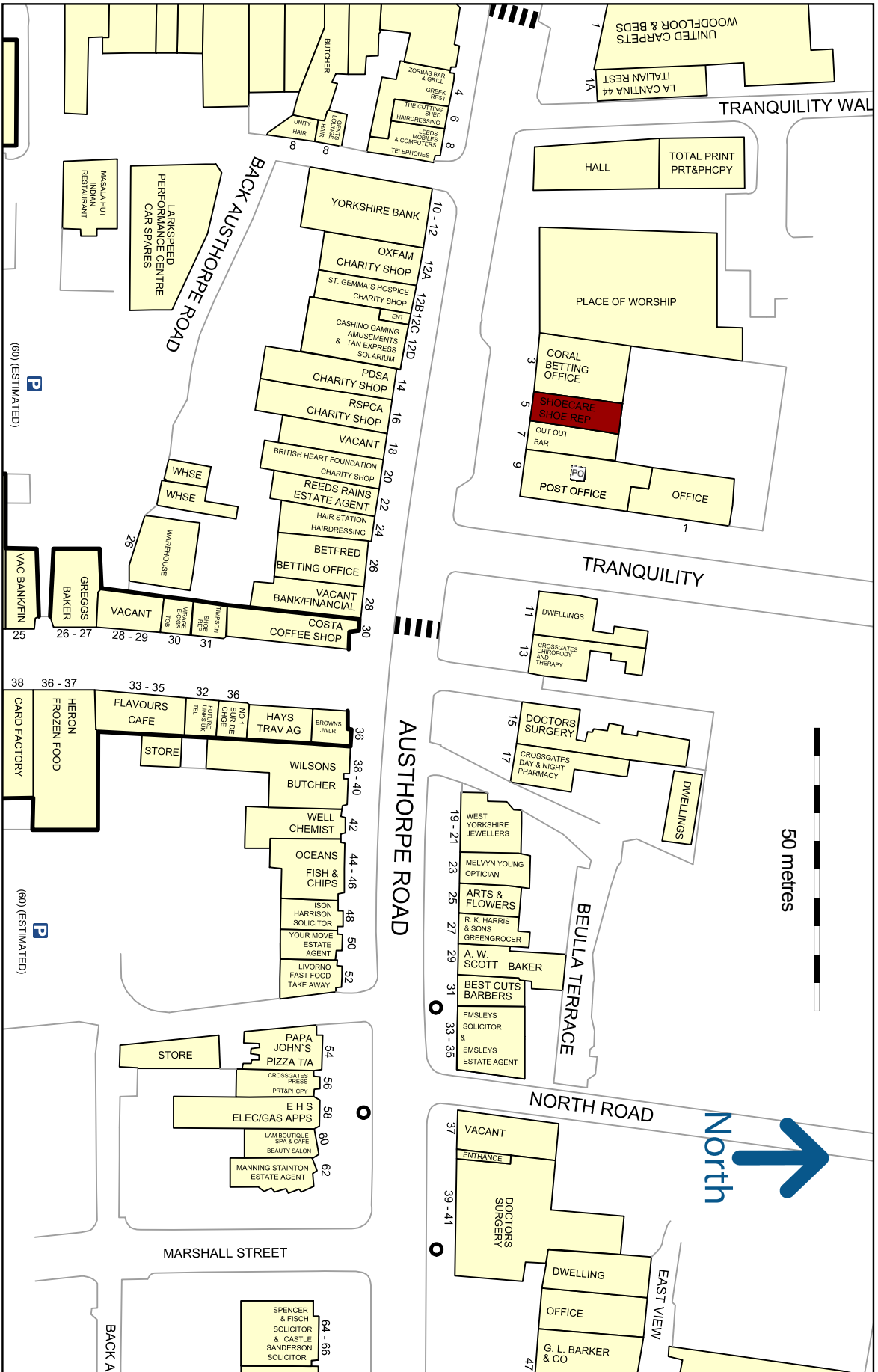
VIEWING

Private & Confidential, staff are not aware, no-one to enter the shop to discuss. Only by appointment through the sole agents, Dresler Smith Ltd:-

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

Date of Particulars: October 2019

SUBJECT TO CONTRACT & VACANT POSSESSION



Dresler Smith
 CHARTERED SURVEYORS
 0113 245 5599
 www.dreslersmith.co.uk

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