

12C & 12D AUSTHORPE ROAD, CROSSGATES, LS15 8DX



PART 1ST FLOOR TO LET

DESCRIPTION

The subject premises has an independent doorway fronting Austhorpe Road adjacent to "Cashino". Formerly the premises was let as a gym but would lend itself to a number of similar uses be it leisure or office based subject to planning permission.

ACCOMMODATION

Arranged on first floor only but with a private independent staircase fronting the main drag the unit offers excellent head height with potential for mezzanine extension with a gross internal area of circa 2,013sqft which is:

First Floor	2,012sqft	187sqm
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TERMS

Available by way of a new 5 year lease.

RENT

To be negotiated subject to term certain and covenant.

EPC

To follow

RATES

Rateable Value	£9,900
UBR (2019/2020)	£0.491
Rates payable	£4,860

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

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: May 2019

SUBJECT TO CONTRACT

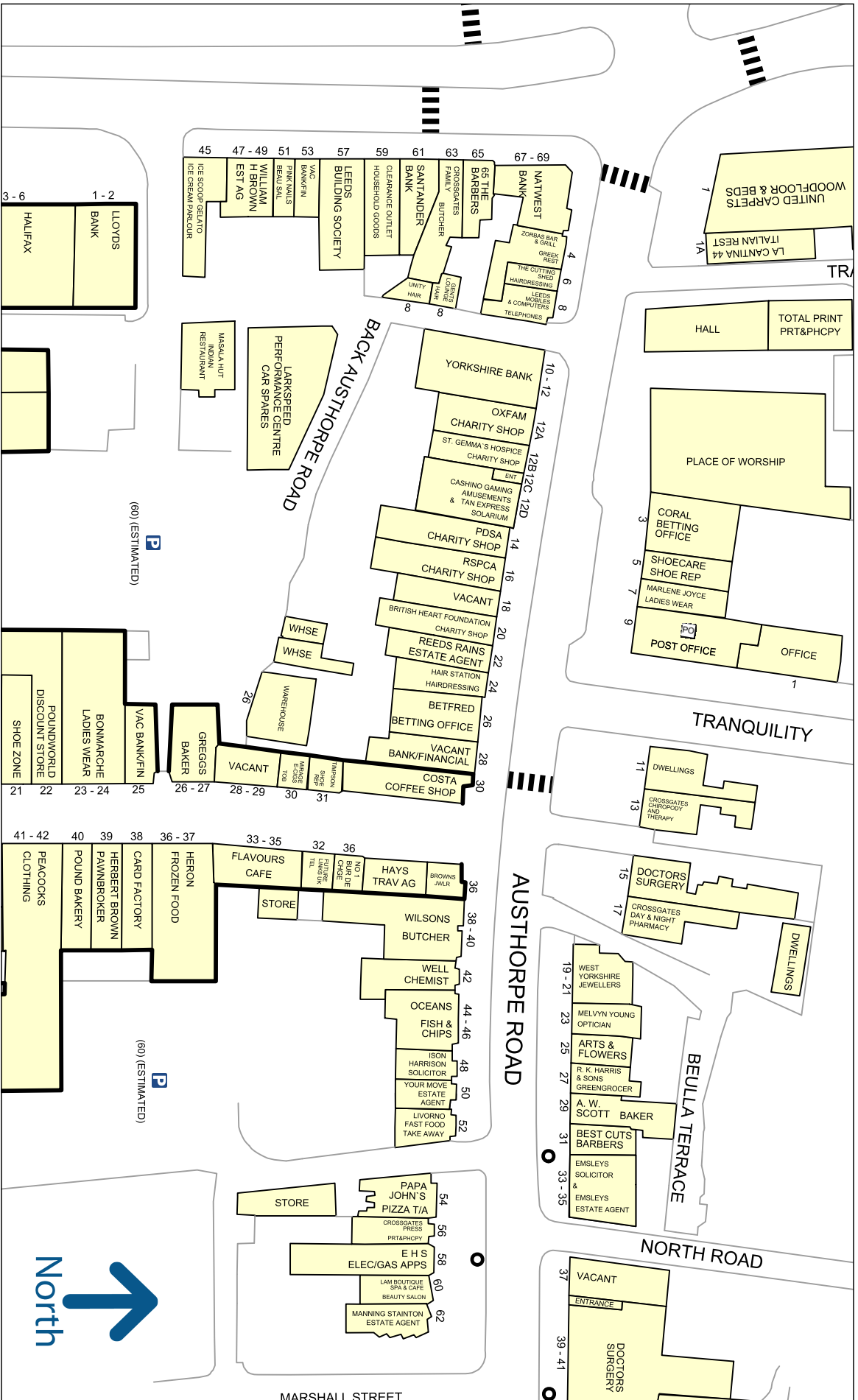


50 metres

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Experian Goad Plan Created: 01/07/2019
Created By: Dresler Smith



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Energy Performance Certificate

Non-Domestic Building



12 C-D Austhorpe Road
LEEDS
LS15 8DX

Certificate Reference Number:
0197-9362-4530-9600-8803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 52

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	171
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	97.19
Primary energy use (kWh/m ² per year):	574.88

Benchmarks

Buildings similar to this one could have ratings as follows:

19

If newly built

55

If typical of the existing stock