

TO LET

**UNIT 5
REALTEX HOUSE
LEEDS ROAD
RAWDON
LEEDS
LS19 6AX**

- GOOD QUALITY RETAIL UNIT
- 67.82 SQ M (730 SQ FT)
- POPULAR RETAIL PARADE
- ON-SITE COMMUNAL PARKING



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Unit 5, Realtex House,
Leeds Road, Rawdon, Leeds, LS19 6AX

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Location

The property is located in the Leeds suburb of Rawdon, some 7 miles north-west of the city centre, occupying a prominent roadside position on Leeds Road (A65) close to its intersection with Harrogate Road (B6152).

Description

Realtex House is a mixed use building offering a range of retail and office space.

The subject unit comprises a ground floor lock-up retail unit with frontage to Leeds Road.

The retail area has a painted plaster finish to the walls, suspended ceiling, fluorescent lighting and carpet floor covering.

There is a separate store room and toilet facilities.

Externally, there is on-site communal parking to the rear, whilst additional parking is available on-street.

Accommodation

The approximate net internal floor areas are:		
	Sq M	Sq Ft
Retail Area	63.59	684
Store	4.23	46
Total NIA	67.82	730
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

Under the 2017 Rating List, the property has an entry with a rateable value of £7,900.

EPC

The Energy Performance Assessment Rating of the property is Band C (65).



Terms

The property is available to let by way of new full repairing and insuring lease (by virtue of a service charge provision) on terms to be agreed.

Rental

£12,000 per annum exclusive.

VAT

The rental quoted will be subject to VAT at the prevailing rate.

Legal Fees

The ingoing tenant will be responsible for the landlords legal fees.

Viewing

For further information and viewing arrangements, please contact the sole letting agent:

Paul Diakiw

0113 848 0000
paul.diakiw@walkersingleton.co.uk

Ref: 35325
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No. 1 Aire Street, Leeds LS1 4PR

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