



## TO LET

# GROUND FLOOR OFFICE/RETAIL PREMISES

2,079 Sq Ft (193.14 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 - 2,079 sq ft  
First floor - 229 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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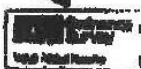
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**Yorkshire Bank**  
**215 Town Street**  
**Bramley, Leeds**



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## AVT & C2 CONSTRUCTION AND PLUMBING

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