



£15,000 per annum

- Prominent Roadside Position
- Accommodation 1,266 sqft
- High Quality Refurbished Ground Floor Office Accommodation
- 4 Off Street Car Parking Spaces
- Small Business Rate Relief Available Subject to Eligibility

230 Stanningley Road, Bramley, Leeds, LS13 3BA

Regent House, Queen Street, Leeds, LS1 2TW
Email: leedscomm@dacres.co.uk

dacres.co.uk   

Location

The property is prominently located on Stanningley Road at the junction with Railsfield Mount in Bramley with excellent road connections to Leeds city centre. The premises are approximately 4 miles from the centre of Leeds via the A647 and A66.

Description

The subject property comprises a two storey office building of traditional stone construction. The accommodation comprises a self-contained office suite arranged over ground floors accessed via a shared entrance lobby. The ground floor accommodation comprises a mixture of open plan and cellular space with kitchen and WC facilities. There is additional storage accommodation located at basement level.

Externally, the property benefits from off street parking for approximately 4 vehicles.

Accommodation

The accommodation is measured in accordance with the Royal Institution of Chartered Surveyors Property Measurement 1st Edition (2015) on a Net Internal Area Basis and briefly comprises

	Sqm	Sqft
Basement	Not Measured	
Ground Floor	117.61	1,266

Terms

The accommodation is available by way of a new lease for a term of years to be agreed at a quoting rent of £15,000 per annum

Business Rates

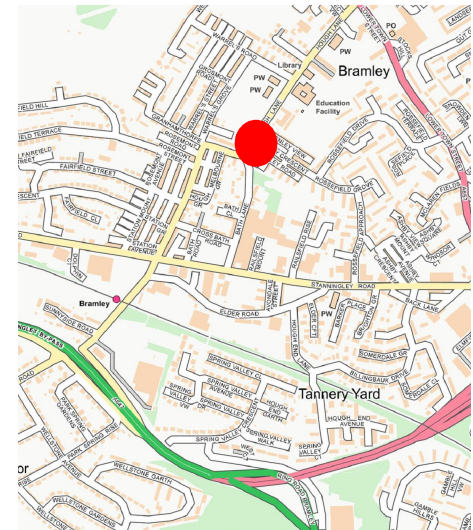
We have made enquiries with the VOA website and can reveal that the following information is listed from the 2017 list:

Shop and Premises £11,000
Standard Non Domestic Multiplier 2018/19: 48.0p

N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

Legal costs

Each party to the transaction will be responsible for their own legal costs incurred



VIEWING / FURTHER INFORMATION

Call 0113 386 3100
Ref: Jack Manchester / Andrew Sutherland



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** March 2019