



TO LET

MODERN LIGHT INDUSTRIAL / TRADE COUNTER UNIT

2,065 Sq Ft (191.84 Sq M)

- ◆ Located on main route into Leeds
- ◆ Superb access to Leeds City Centre & to motorway network
- ◆ Ideally suited for trade counter use
- ◆ Excellent location
- ◆ Large secure gated and fenced yard



Unit 1, Bristol Street
Leeds, LS7 1DH

LOCATION

The property is located on Bristol Street which is situated just off the junction of the A61 Sheepscar Street and A58 Roseville Road, which in turn provide excellent access to the A64 Leeds Inner Ring Road. Junction 3 of the M621 motorway is located approximately 1.5 miles to the south of the premises and Leeds City Centre lies approximately ½ mile to the south-west.

DESCRIPTION

Modern single storey warehouse/light industrial/trade counter unit. Single span steel portal frame warehouse (minimum eaves height approx. 5.3m) accessed by full height roller shutter loading door. Male and female toilets. Externally the property benefits from a secure concrete yard / car parking area.

ACCOMMODATION

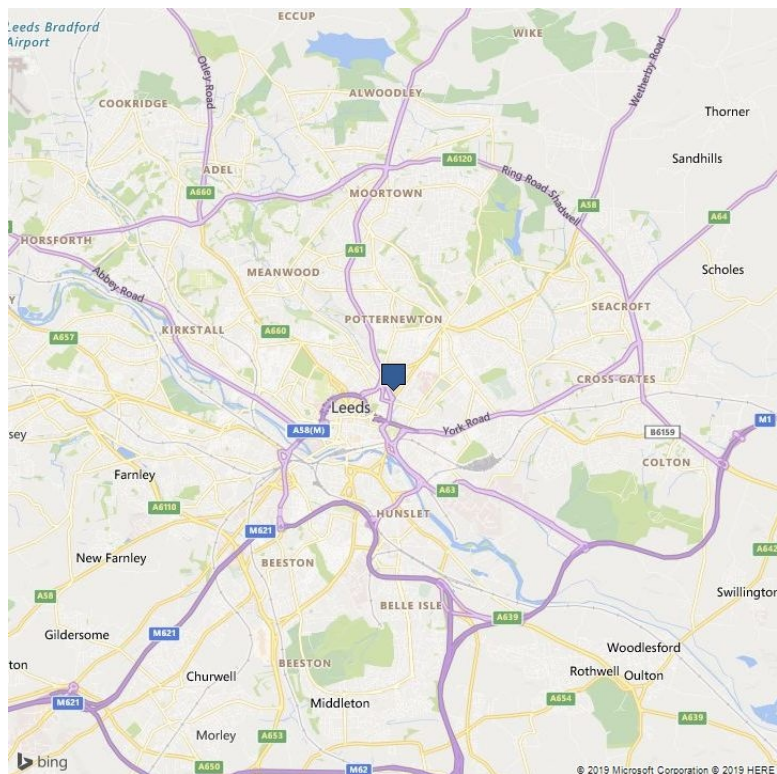
Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Gross Internal Areas:

Ground Fl Warehouse	2,065 Sq Ft
Total (GIA)	2,065 Sq Ft

For viewing arrangements or to obtain further information please contact:

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RATES

Due to transitional relief provisions with effect from 1 April 2019 this unit will qualify for 100% rate relief (subject to the business only using a single property). Interested parties are advised to check with the Local Authority as to the current rate liability and possible exemptions.

Rateable Value:	£12,250
Rates Payable (2019/2020):	0

TERMS

Available to let on a new full repairing and insuring lease on competitive terms. The quoting rent is £14,250 per annum.

EPC

The property has been assessed as having an energy performance asset rating of

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