

FOR SALE / MAY LET  
DETACHED OFFICES SUITABLE  
FOR ALTERNATIVE USES STPP

  
Eddisons

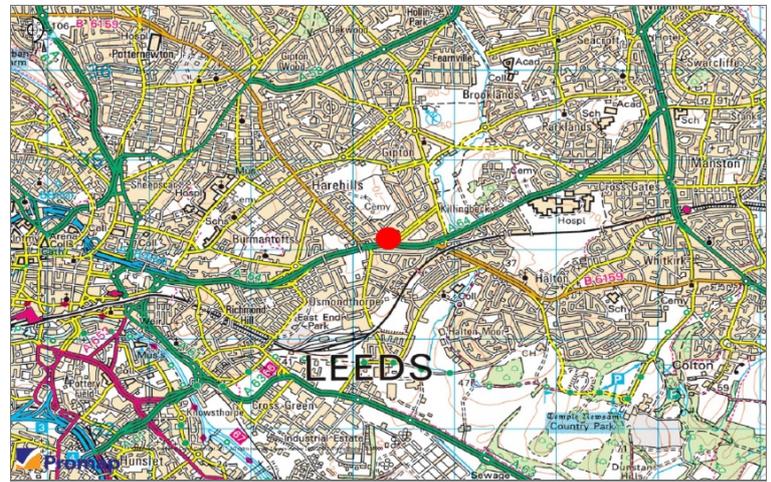
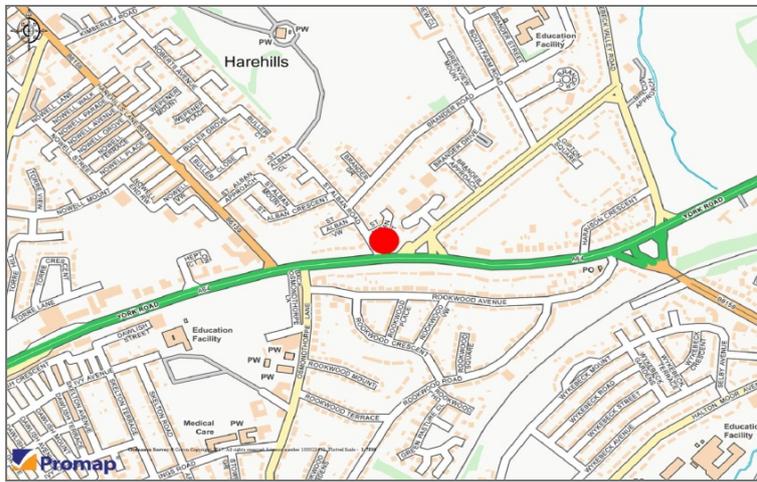


577 – 579 YORK ROAD, LEEDS, LS9 6NH

PRICE REDUCED - £500,000 / RENTAL - £35,000

- \ Extremely prominent property.
- \ Parking access directly off York Road.
- \ Opportunity for excellent signage.

AVAILABLE SPACE  
409.41m<sup>2</sup> (4,406sq ft)



## LOCATION

The property is prominently situated on York Road in close proximity to its junction with Gipton Approach and in close proximity to Selby Road. The property is ideally situated for access into Leeds city centre.

## DESCRIPTION

The property comprises a newly constructed detached two storey building under a pitched roof.

Although the property currently benefits from A3 planning, we believe that there are a number of alternative uses to which the property is suited (subject to planning).

The ground floor of the property benefits from two entrances and toilet facilities are situated on the ground floor of the property.

Outside the property there is ample car parking fronting York Road.

UNIT	M <sup>2</sup>	SQ FT
Ground Floor	206.81	2,225
First Floor	202.60	2,181
<b>Total</b>	<b>409.41</b>	<b>4,406</b>

## RATEABLE VALUE

Description / Showroom and Premises

Rateable value / To be reassessed

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is offered freehold.

Price – offers in the region of £500,000.

Alternatively our clients will consider a letting for a term of years to be agreed.

Rental - £35,000 + VAT.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agents:

Eddisons  
 Tel / 0113 241 0940  
 Email / [steven.jones@eddisons.com](mailto:steven.jones@eddisons.com)  
 Email / [charles.o'hara@eddisons.com](mailto:charles.o'hara@eddisons.com)

REVISED AUGUST 2018  
 SUBJECT TO CONTRACT  
 FILE REF / 711.4026A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
 T: 0113 241 0940

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:  
 (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request



# Energy Performance Certificate

## Non-Domestic Building



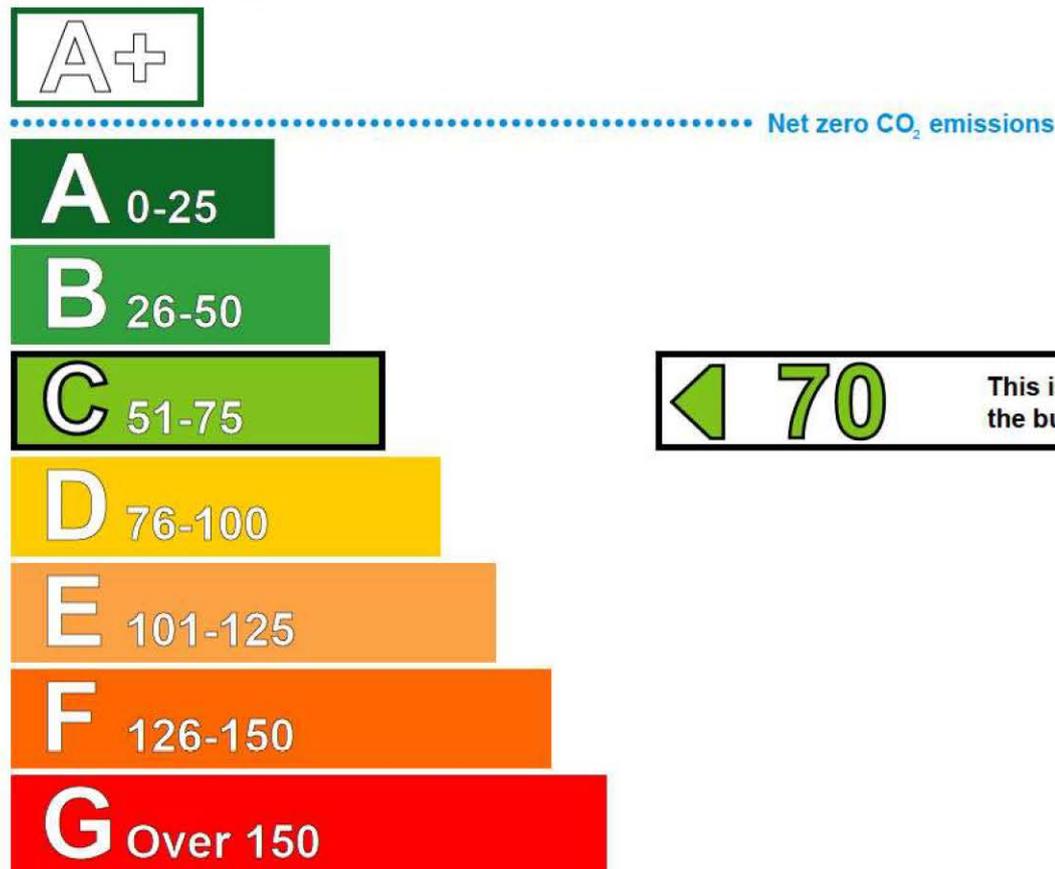
577 York Road  
LEEDS  
LS9 6NH

Certificate Reference Number:  
0480-0530-5509-2195-9002

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	449
Building complexity (NOS level):	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	61.69

### Benchmarks

Buildings similar to this one could have ratings as follows:

41	If newly built
71	If typical of the existing stock