

## CITY CENTRE STUDIO SPACE

1,145 SQ FT (106.4 SQ M)

- First and Second floor
- Shared Private Car Parking Available
- Gas-fired central heating
- WC and Kitchen facilities



59 Great George Street  
Leeds  
LS1 3BB

£15,500.00  
per annum



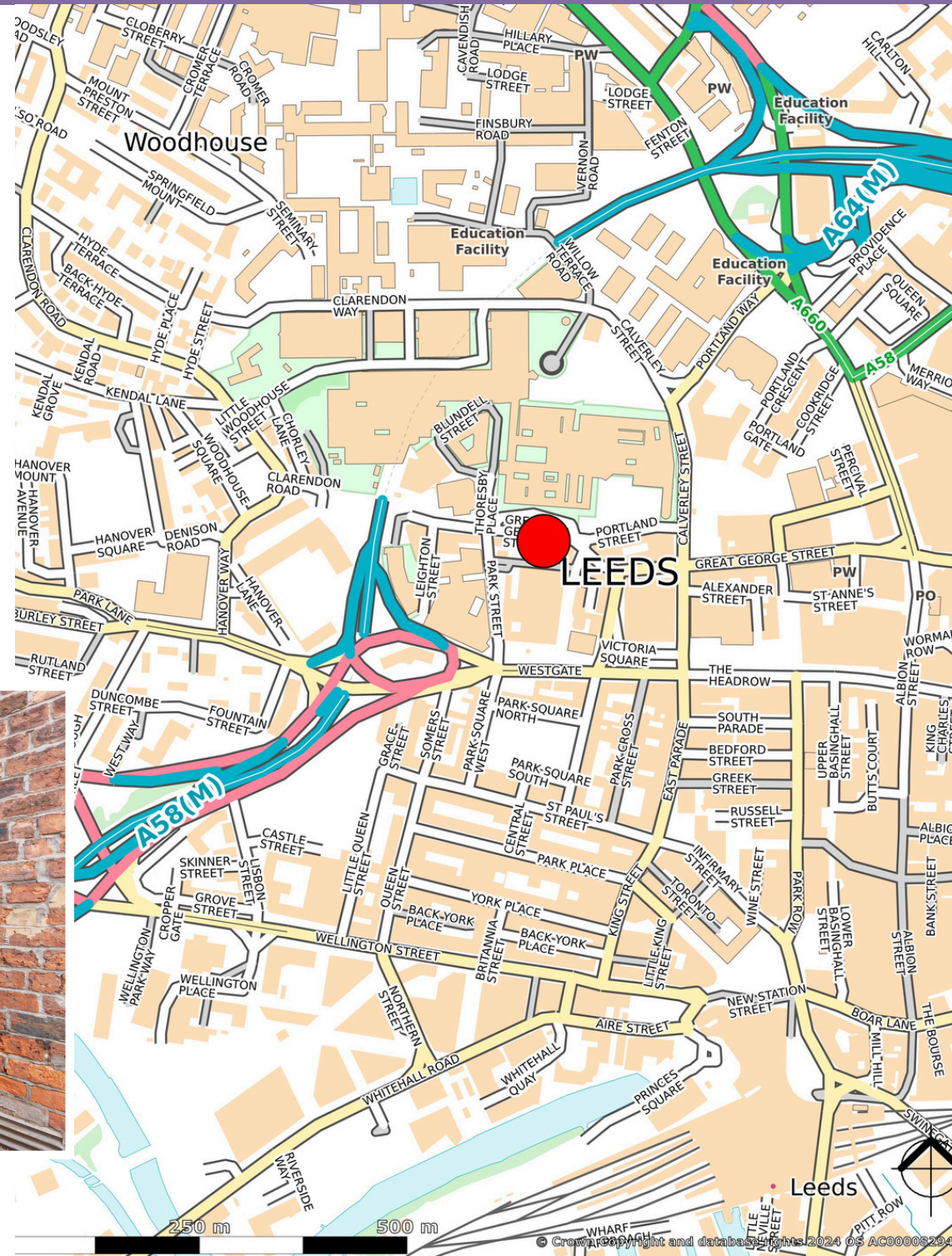
commercial@adairpaxton.co.uk  
0113 239 5770 (Ext 2)



# LOCATION

The subject property is located prominently on Great George Street opposite the Leeds General Infirmary and is surrounded by a mixture of different office and retail occupiers. The subject benefits from busy footfall as a result of the nearby Town Hall, University and Hospital.

The property benefits from being positioned in close proximity to the Leeds City Inner Ring Road (A58(M)), Leeds Train Station (0.6 Miles) and a variety of Leeds City Centre Public Bus Networks.







## DESCRIPTION

The property comprises a two-storey brick built, mid terrace under a pitched roof whereby the attic space has been converted. It is the first and second floor space that is available. The property is accessed fronting Great George Street. Upon entrance you are welcomed by a ground floor hallway with internal staircase leading up to first floor level.

The suite benefits from a number of different rooms which could be ideal for meetings / consultations as well as a large open plan space.

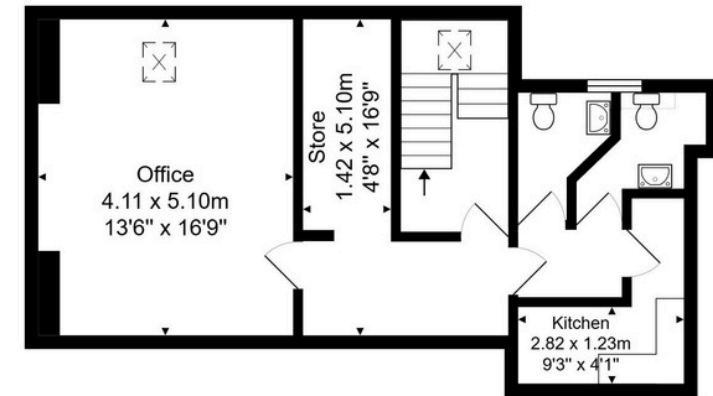
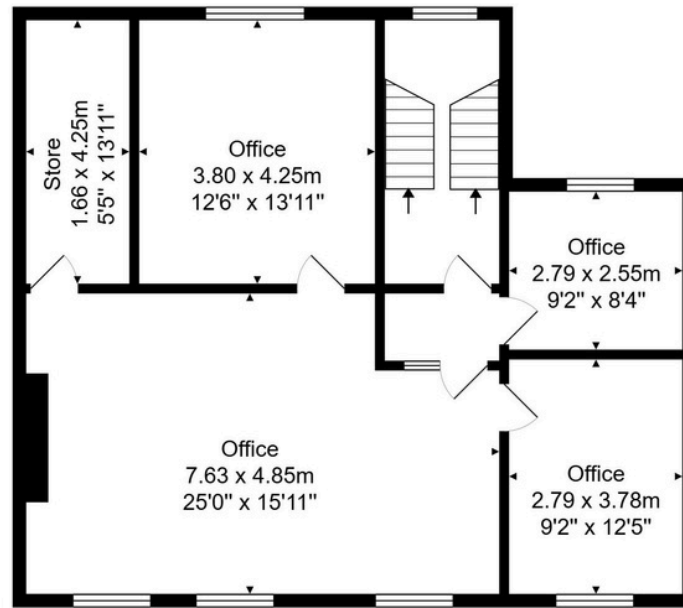
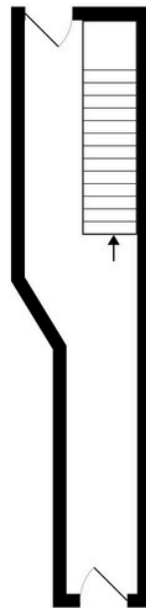
At second floor level the attic space has been converted and could be used again for meeting/storage purposes.

Externally to the right of the entrance door, there is an under passage which provides communal tandem parking for up to 2 vehicles.

# ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
<b>First Floor</b>	832	77.3
<b>Second Floor</b>	313	29.1
<b>Total</b>	1,145	106.4





## EPC

The property currently benefits from an EPC rating of D-91.

## TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £15,500.00 per annum.

## VAT

VAT is not applicable.

## SERVICE CHARGE

A service charge is raised in relation to the costs of the common area maintenance.

## LEGAL COSTS

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

## RATEABLE VALUE

According to the Valuation Office Agency website, the subject property has a current 2023 Rateable Value of £10,250. Interested parties are advised to make their own enquiries in this respect.

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# FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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Property Specialists ■ ■ ■ ■