

PROMINENT RETAIL UNIT

675 SQ FT (62.7 SQ M)

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- Fantastic Ground Floor High Street Frontage
- Electric Security Roller Shutter and alarm system
- Surrounded by an abundance of public car parking options
- WC and Kitchen Facilities



54 Green Road
Meanwood
Leeds
LS6 4JP

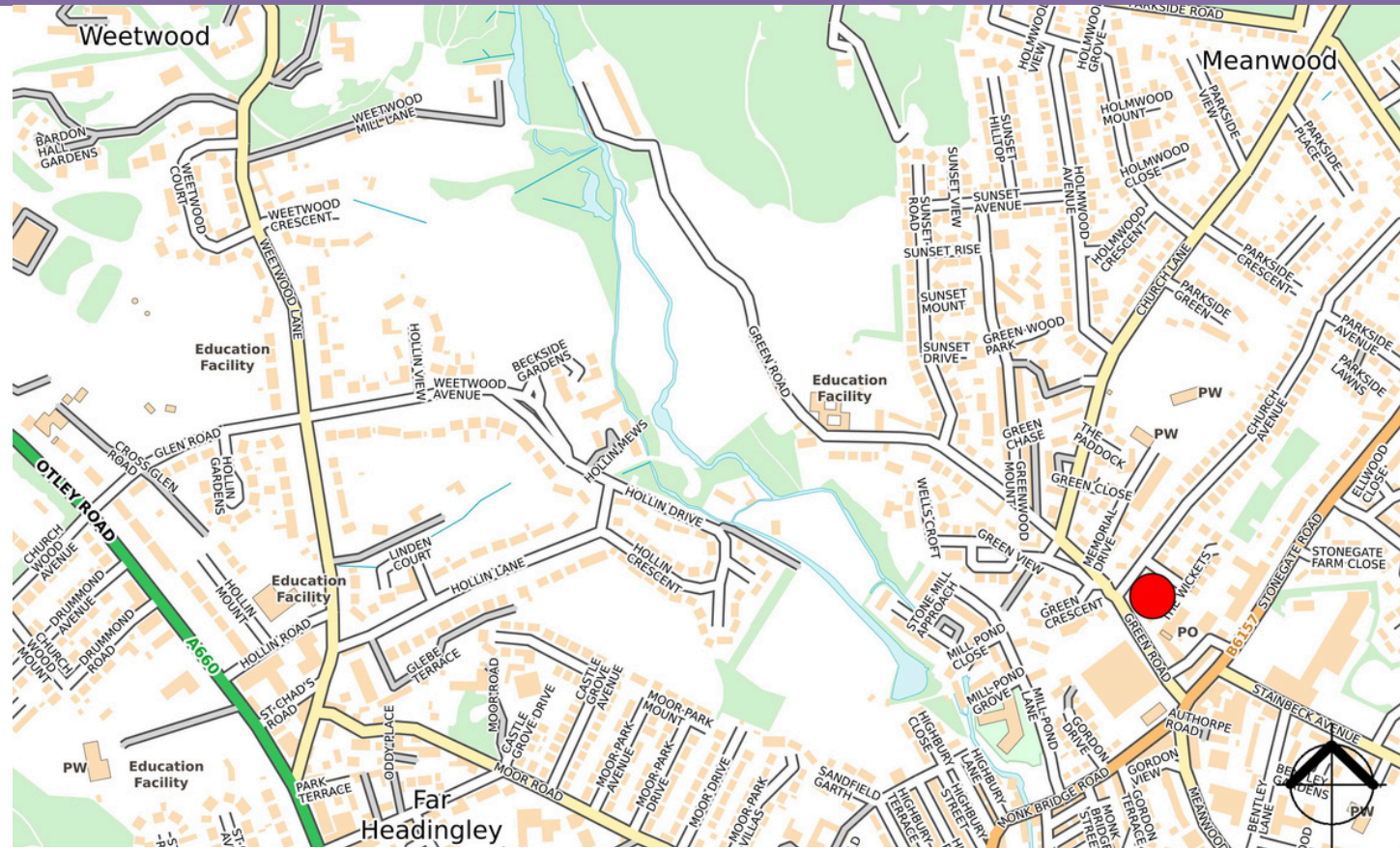
£12,000
per annum



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

LOCATION

Meanwood is a suburb of north west Leeds, located in the ward of Moortown. Meanwood is situated to the north of the city centre, close to the Leeds Ring Road, approximately 2.5 miles north of Leeds city centre and 7 miles south east of Leeds Bradford International Airport. The subject unit forms part of Meanwood Shopping Centre and is located close to other retailing facilities including Northside Retail Park and a large Waitrose Supermarket which occupies the former Co-operative site.



Land database prints 2024 OS AC0000329429



DESCRIPTION

The subject unit forms part of Meanwood Shopping Centre, a small purpose built complex with a range of retail, office and residential accommodation. The unit is arranged over ground floor only and offers a specification including:

- Security alarm system
- Up and over electric security roller shutter
- Kitchen and WC Facilities.
- Meeting / consultation and storage rooms
- Abundance of available surrounding public car parking

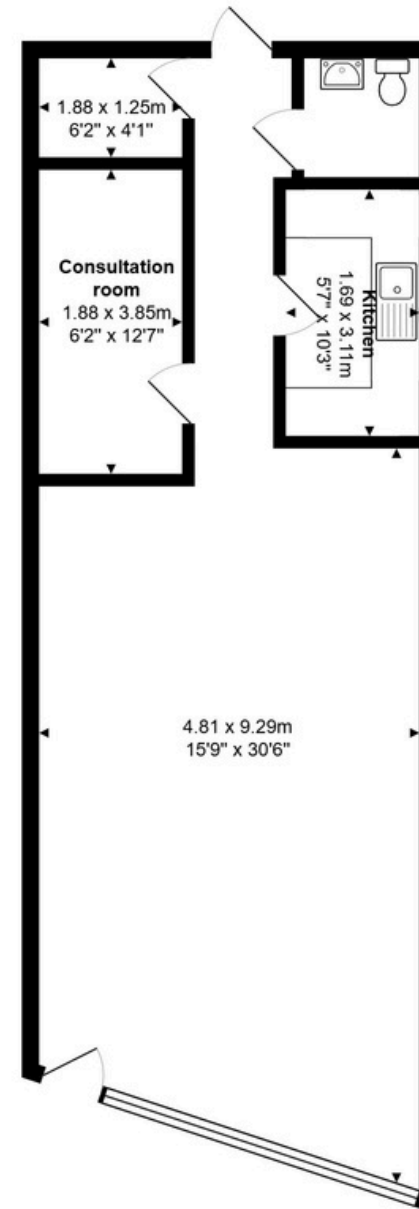




ACCOMMODATION

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
Ground Floor	675	62.7
Total	675	62.7





EPC

The property currently benefits from an EPC rating of C-56.

VAT

VAT is not applicable.

LEGAL COSTS

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

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £12,000 per annum.

SERVICE CHARGE

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

RATEABLE VALUE

The subject property is to be reassessed on occupation. 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:



Will Tomlin

will.tomlin@adairpaxton.co.uk

0113 239 5776



Alfie Stevens-Neale

alfie@adairpaxton.co.uk

0113 239 5778

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For all other commercial enquiries:

commercial@adairpaxton.co.uk

www.adairpaxton.co.uk

0113 239 5770

Adair Paxton EST 1859
Property Specialists ■ ■ ■ ■