

GROUND FLOOR RETAIL UNIT

420 SQ FT (39 SQ M)

- Prominent High Street Location.
- WC facility.
- Suitable for a variety of uses subject to appropriate planning consents.
- Surrounded by an abundance of local amenities and local transport links.



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TO LET

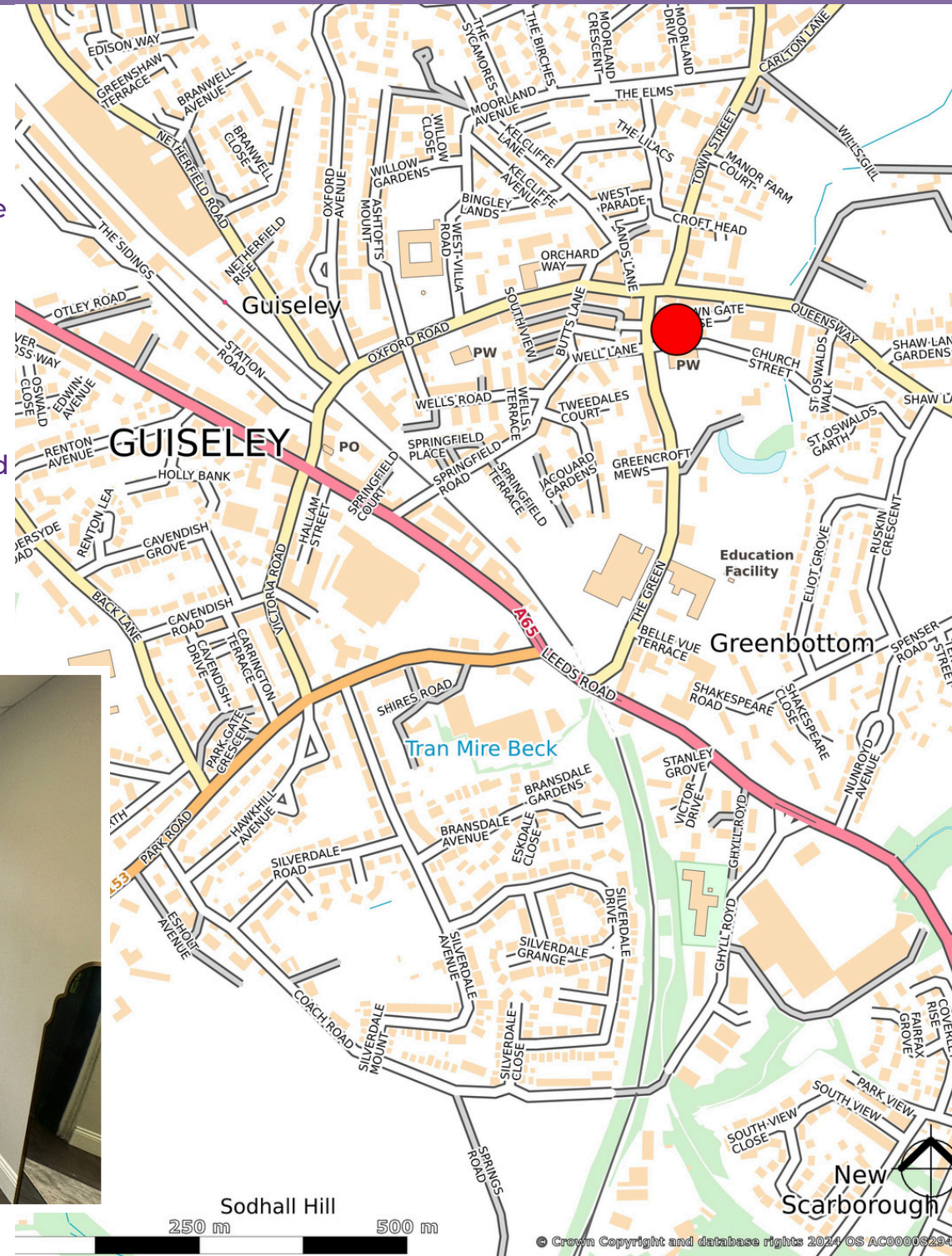
12 Towngate
Guiseley
Leeds
LS20 9JA

£10,000
per annum

LOCATION

The property is located prominently fronting Town Gate, close to the mini roundabout junction with Oxford Street and Queensway in the popular North- West Leeds suburb of Guiseley. The surrounding area offers a combination of residential commercial accommodation including a number of independent retailers and offices.

12 Town Gate provides strong access routes to both Leeds and Bradford City Centres and benefits from excellent communication links including Guiseley train station located in very close proximity (0.5 miles) as well as a strong local public bus service network.





DESCRIPTION

The available property is a stone built mid-terraced ground floor retail unit. The unit comprises of a main retail area with store room. To the rear there is an additional room with WC facility and access to a basement cellar.

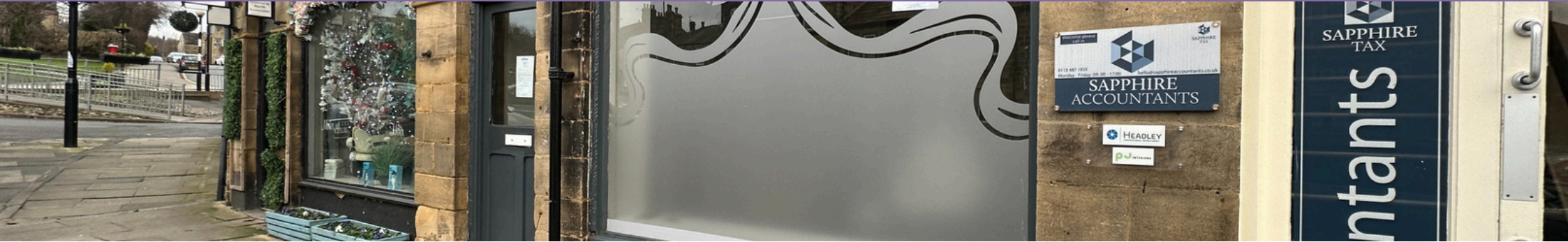


ACCOMMODATION

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	420	39
Total	420	39





EPC

The property currently benefits from an EPC rating of B-35.

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 £10,000 per annum.

SERVICE CHARGE

A service charge is applicable.

RATEABLE VALUE

It is understood that the property currently has a rateable value as per the 2023 rating list of £6,600.

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



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