

## OFFICE / STUDIO SUITE

487 SQ FT (45.2 SQ M)

- Gas-Fired Central Heating
- Fitted kitchen, WC and Shower Facilities
- Suitable for a variety of uses subject to appropriate planning consents.



**TO LET**

**The Coach House**  
**Rear of 322 Low Lane**  
Horsforth  
Leeds  
LS18 5DE

**£10,200**  
per annum

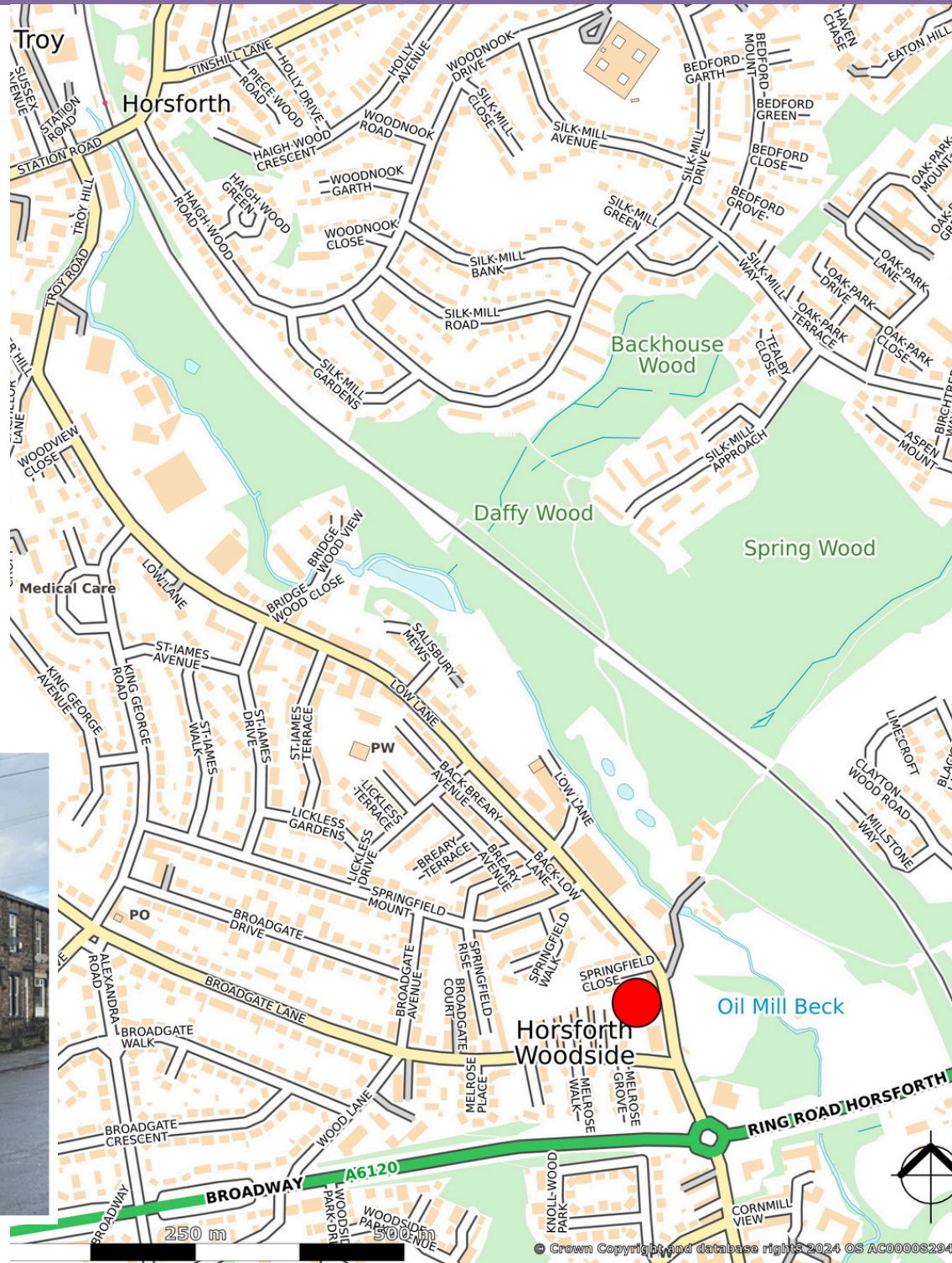


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# LOCATION

The Coach House is located in the popular northwest Leeds suburb of Horsforth and is positioned to the rear of No.322 Low Lane, accessed by a drive way to the side of the property.

The property is positioned in close proximity to the Horsforth North Leeds outer ring road (A6120) roundabout, which provides excellent communication links to Horsforth Train Station (Approx. 1 mile) Leeds City Centre (Approx.4 miles) and surrounding NorthLeeds conurbations.





## DESCRIPTION

The Coach House is an attractive stone construction property arranged over ground and first floors, providing two largely open plan studio /office rooms accessed by an internal staircase.

The property benefits from specifications including:

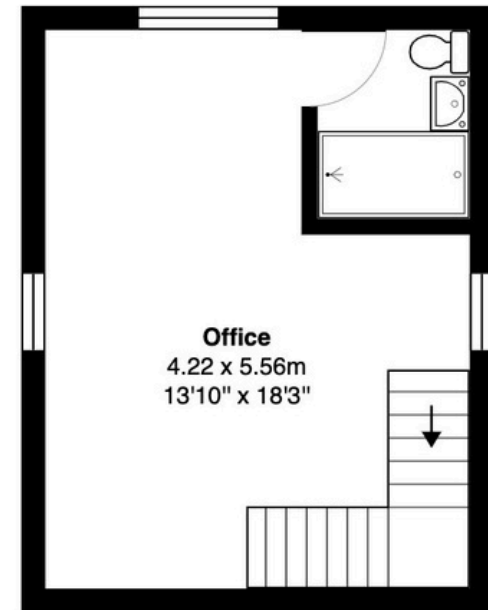
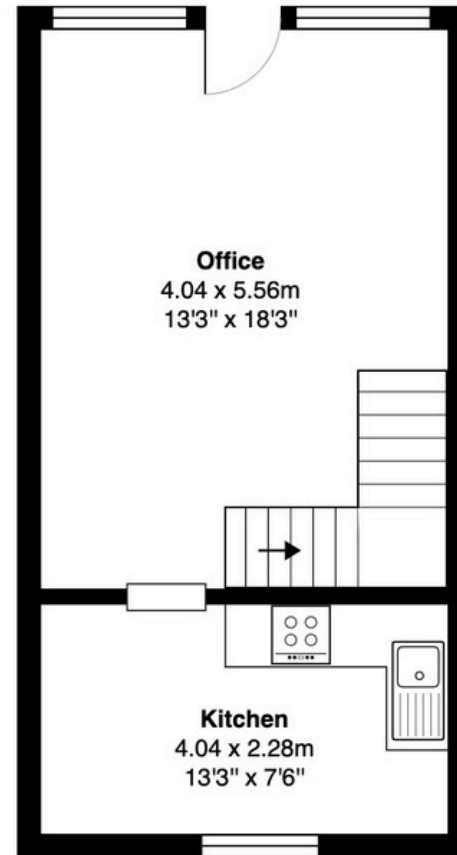
- Gas fired central heating
- Fitted kitchen
- WC and shower facility on the first floor
- Ample surrounding on-street car parking



# 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
<b>Ground Floor</b>	315	29.3
<b>First Floor</b>	172	15.9
<b>Total</b>	487	45.2





## EPC

The property currently has an EPC rating of E-118.

## 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 internal repairing and insuring lease for a term of years to be agreed at a commencing rent of £10,200 + VAT per annum.

## SERVICE CHARGE

A service charge is not applicable

## RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £8,000.

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



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Property Specialists ■ ■ ■ ■