



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

PROMINENT & CHARACTERFUL FORMER BANKING HALL

2 LIDGET HILL, PUDSEY, LEEDS, LS28 7LH

130.12m² (1,401 sq ft)

Plus bank vaults & basement stores of 85m² (915 sq ft)

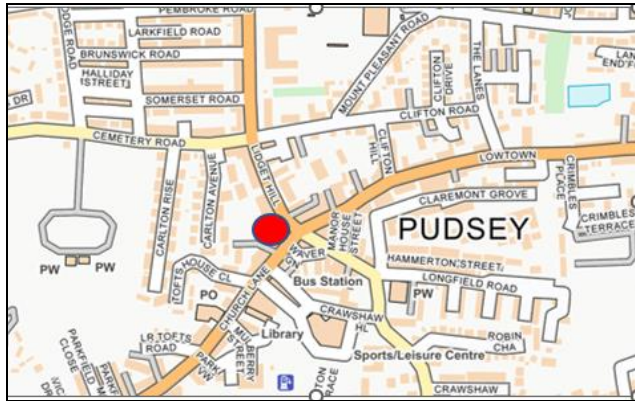


- Probably the best & most prominent position within Pudsey town centre
- Grade II Listed
- Suitable for a variety of uses including retail, display, leisure, café/restaurant
- Available by new lease on terms to be agreed

0113 2348999

Location

The premises occupy a prominent, prime and central position within Pudsey town centre at Lidget Hill's junction with Robin Lane and Church Lane directly opposite Pudsey Town Hall and very close to the bus station. Pudsey is a popular market town positioned approximately equidistant between the cities of Bradford and Leeds alongside the Leeds outer ring road (A6120). Adjacent and nearby occupiers include Boots the chemist, Sainsburys Local, Specsavers, Hays Travel, Boots and B&M and plethora of local businesses.



Description

The Grade II Listed premises comprise the ground floor, lower ground and basement of the former bank, which has ornate ashlar stone and marble portico features.

The accomodation is summarised as follows:-

Description	m ²	(sq ft)
Former banking hall	75.65	(814)
Useful stores (to side of hall)	5.84	(63)
Partitioned offices	26.06	(281)
Staffroom	15.35	(165)
Stores	7.22	(78)
WC's	-	-
Total Ground & Lower Floor Area	130.12	(1,401)*

*excluding the former banking vaults and stores of 85.00m² (915 sq ft).

Business Rates

From our enquiries of the Valuation Office the premises are assessed for business rates at RV £16,500.

The tenant could qualify for retail, hospitality and leisure business rates relief and, if illegible, secure a 75% discount off business rates up to 31 March 2024.

Planning

Prospective tenants must satisfy themselves with regard to planning matters and use. The property is considered to have a Class E planning use which includes shops, financial and professional services, café, restaurant, offices, clinics and indoor recreations.

Services

Mains electricity, gas, water and drainage are connected to the property. Prospective tenants must satisfy themselves with regard to the condition and capacity of utilities.

EPC

The property has an EPC with energy rating D (96) valid until 08 October 2032.

Terms

The property is offered to let by way of a new essentially FR&I lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

Rent

£22,500 per annum exclusive.

VAT

This property is elected for VAT purposes and, VAT will be applicable upon the rent.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co

Tel: 0113 234 8999

Mobile: 07717 870177

Andrew Steel

andrew@michaelsteel.co.uk

Legat Owen

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Tom Creer

tomcreer@legatowen.co.uk

Our Ref: 3405/A/S

May 2023

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.