



**8 CHURCH LANE
PUDSEY
LEEDS
LS28 7BD**

TO LET

REFURBISHED RETAIL PREMISES

TOTAL AREA 570 SQ FT (53 SQ M)

First Floor, Jason House, Kerry Hill, Horsforth, Leeds, LS18 4JR
Tel: 0113 2395770 enquiries@adairpaxton.co.uk www.adairpaxton.co.uk

LOCATION

The property is located on Church Lane and benefits from a return frontage fronting Market Place. The property is situated next to the bus station. Within close proximity to the property there is also a large car park off Crawshaw Hill.

DESCRIPTION

The property comprises a three-storey, stone built, end terrace property within which the ground floor retail space is available. The property benefits from a return frontage and has recently been fully refurbished and benefits from A/C, kitchenette and WC facilities at the rear.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2018, the unit provides an approximate area of 570 sq ft (53 sq m).

TERMS

The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£16,500+VAT p.a.**

BUSINESS RATES

We understand that the property is due to be reassessed for Business Rates purposes. Interested parties are advised to direct further enquiries to the local authority.

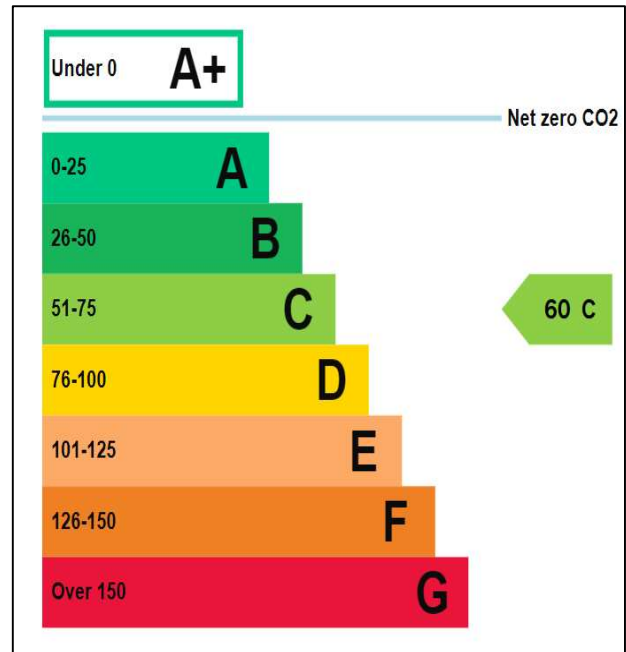
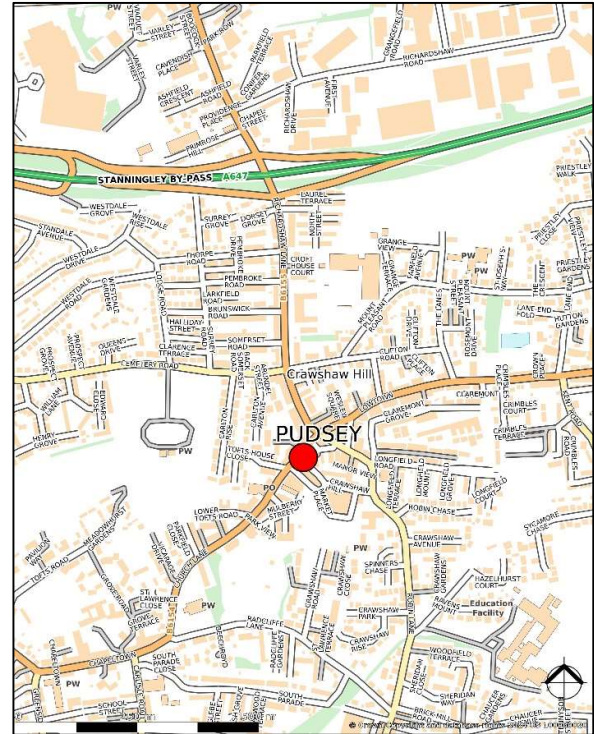
VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details prepared January 2024

SPD/LPJ



MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTORS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.