



## 68 Burley Road

Leeds, LS3 1JX

### Small workshop unit

**708 sq ft**

(65.78 sq m)

- Self contained yard/loading area
- Small W/C included
- Good access to major roads
- Close proximity to city centre
- Can be taken with upstairs commercial unit



# 68 Burley Road, Leeds, LS3 1JX

## Summary

<b>Available Size</b>	708 sq ft
<b>Rent</b>	£12,000 per annum
<b>Rates Payable</b>	£509.40 per annum
<b>Rateable Value</b>	£12,250
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (93)

## Description

The property comprises a characterful brick built warehouse/storage unit set under a separate vacant upstairs commercial unit (can be taken together). At ground floor the unit benefits from ground level access into the warehouse/storage area via an electric roller shutter door with a concrete floor and small W/C facility. The property also benefits from a single phase electricity supply and a private, self-contained yard/loading area accessed from Burley Road.

## Location

The property is conveniently located in the suburban district of Burley, just on the fringe of Leeds City Centre. The unit benefits from close proximity to Leeds City Centre, as well as convenient access to the A65, A58(M) and the M621.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	708	65.78
<b>Total</b>	<b>708</b>	<b>65.78</b>

## Terms

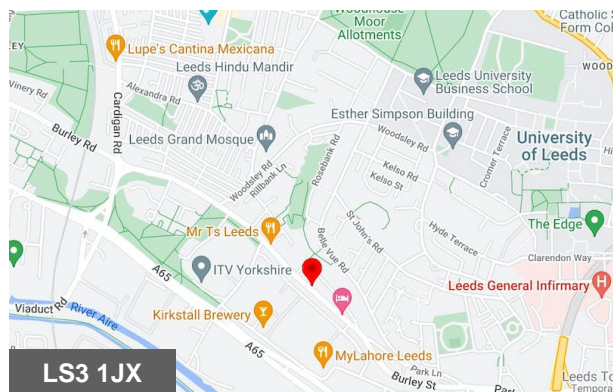
The unit is available on a new effectively full repairing and insuring lease for a number of years to be agreed, at a quoting rent of £12,000 per annum exclusive of service charge, business rates, utility costs, insurance and any other outgoings.

## VAT

The property is NOT elected for VAT.

## Legal Fees

Each party to bear their own legal costs.



## Viewing & Further Information



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