



47 Westfield Road

Leeds, LS3 1DG

Flexible commercial studio

1,166 sq ft
(108.32 sq m)

- Suitable for a variety of uses (STP)
- Can be taken with lower ground industrial/workshop unit

47 Westfield Road, Leeds, LS3 1DG

Summary

Available Size	1,166 sq ft
Rent	£12,000 per annum
Rateable Value	£11,500 There would be no rates payable on this property.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (117)

Description

The property comprises a semi detached characterful brick built commercial studio/workshop space set under a pitched slate roof. Below part of the floor is a separate warehouse/storage unit which could be taken in addition subject to additional rent). Internally the space provides an open plan floor area with toilet facility. The accommodation benefits from a gas supply (central heating) and a single phase electric supply.

Location

The property is conveniently located in the popular suburban district of Burley, just on the fringe of Leeds City Centre, within walking distance of a wide variety of amenities. 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 - Commercial studio / workshop	1,166	108.32
Total	1,166	108.32

Terms

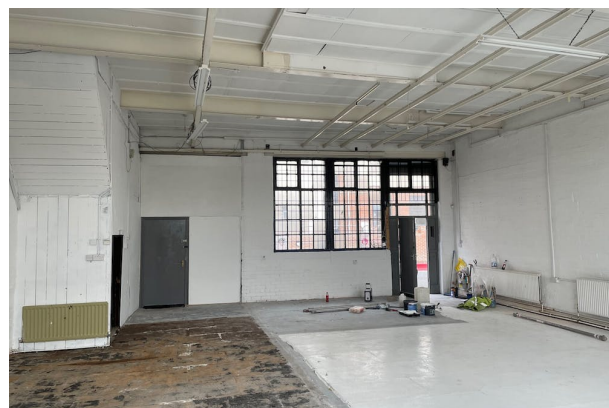
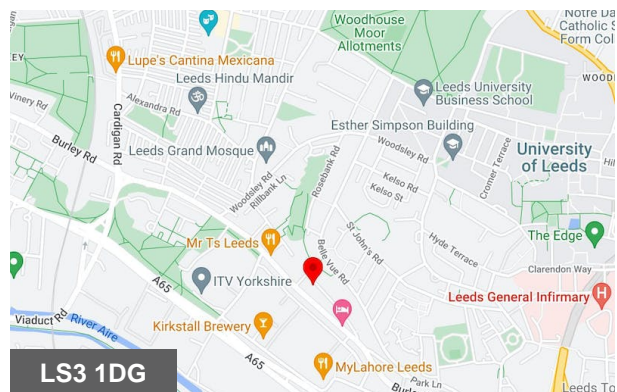
The unit is available on a new effectively full repairing and insuring lease for a number of years to be agreed, at a quoting rent of £12,000 per annum exclusive of service charge, business rates, utility costs, insurance and any other outgoings.

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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