



**159 Woodhouse Lane**

Leeds, LS2 3ED

**Unique leisure opportunity  
in a prominent location**

**845 sq ft**  
(78.50 sq m)

- Prominent position on Woodhouse Lane
- Characterful layout
- Popular area near the Universities

# 159 Woodhouse Lane, Leeds, LS2 3ED

## Summary

Available Size	845 sq ft
Rent	£15,000 per annum
Rates Payable	£509 per annum
Rateable Value	£12,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

## Description

The self-contained terraced unit offers a small sales area on both ground and first floors, with a rear external yard which could be used for loading, storage or external seating. The property also features a basement and additional storage space on the 2nd floor.

## Location

The property is set within the heart of the University Quarter of Leeds, within close proximity to the University of Leeds and Leeds Beckett University. Set next door to the popular Fenton public house, it is prominently situated on the main arterial route from the City Centre up through to Headingley.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	430	39.95
1st	415	38.55
Basement	430	39.95
<b>Total</b>	<b>1,275</b>	<b>118.45</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. The quoting rent is £15,000 per annum.

## Planning

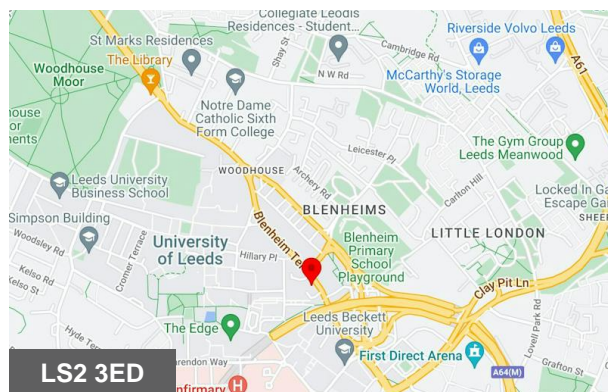
We understand the property was previously occupied under a Sui Generis use. Interested parties are advised to check with the Local Authority.

## VAT

This property is NOT elected for VAT.

## Legal Fees

Each party to bear their own legal costs.



## Viewing & Further Information



**Tom Fuller**

0113 245 1447

tomfuller@cartertowler.co.uk



**Pete Bradbury**

0113 245 1447

petebradbury@cartertowler.co.uk