

TO LET/MAY SELL

COMPACT OFFICE SUITE
CENTRAL LEEDS

M Nabarro
McAllister

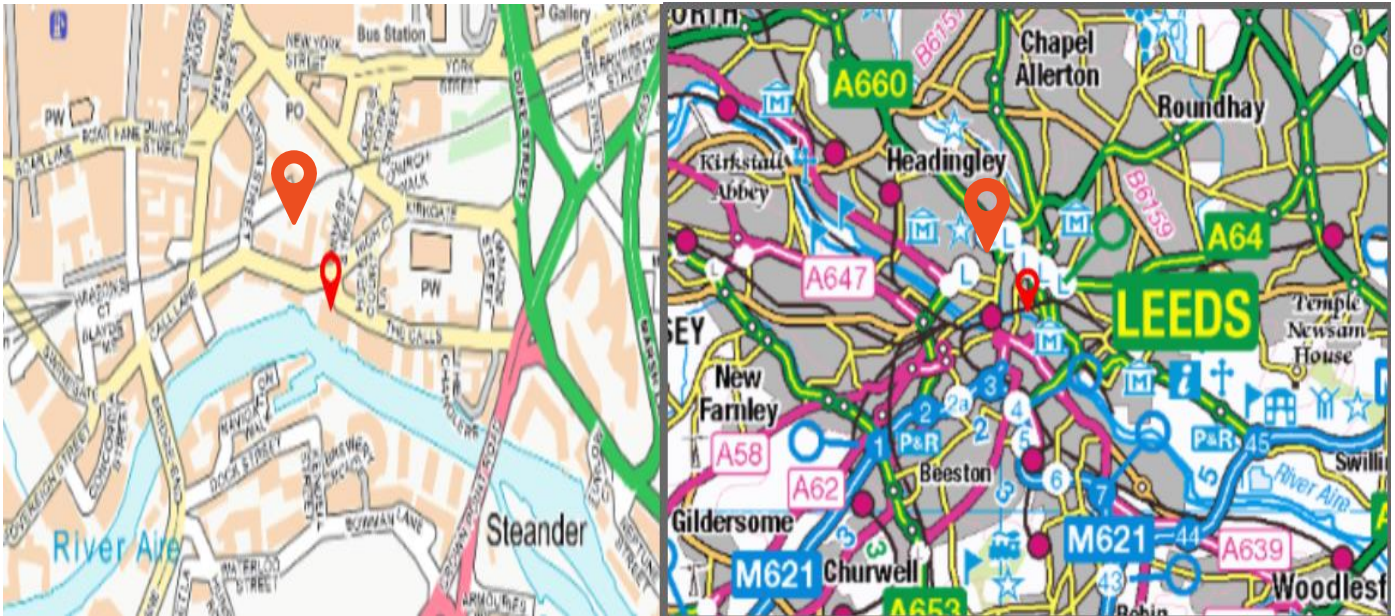
40 THE CALLS, LEEDS LS2 7EW



- Prime Leeds City Centre location
- Popular Calls area of Leeds
- Easy access to motorways
- Close to railway station

£26,500 per annum
1,212 sq.ft. (112.5 m²)

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LOCATION

The property is situated in Leeds City Centre close to the South edge of the shopping Core in the Calls area of Leeds. It stands between a former hotel and a restaurant in a mix locality with commercial and residential properties.

DESCRIPTION

The property comprises a two-storey building with walls constructed in brick with a part rendered covering under a blue slated pitched roof. The property fronts directly onto the footpath.

ACCOMMODATION

	m2	ft2
GROUND FLOOR		
Offices	59	636
Lobby and WC	-	-
FIRST FLOOR		
Offices	53.5	576
Kitchen and WC		
TOTAL	112.5	1,212

SERVICES

We understand the property benefits from all mains services. Gas fired central heating is installed. No test of the services has been made. Purchasers should rely on their own investigations.

RATEABLE VALUE

The property has the below entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
£18,000	£9,000

If the ultimate tenant has no other commercial premises there may be some element of small business rate relief available. Confirmation should be obtained from the Local Authority.

PLANNING

This property is believed to have planning consent for A2 use. Purchasers should make their own enquiries with the Local Authority.

TERMS

The property is offered on a new five-year lease or multiples of five years on full repair and insuring terms as a commencing rent of £26,500 per annum. Offers are invited for the freehold interest in the region of £295,000.

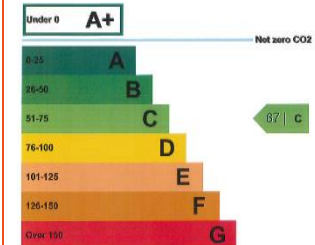
VAT

Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's legal costs in preparation of the lease.

EPC



VIEWING

By appointment only
Nabarro McAllister
0113 266 7666
info@nabarrormcallister.co.uk
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JANUARY 2025

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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