



Bowcliffe

FOR SALE

Self-Contained Office (Grade II Listed)



9 SOMERS STREET
LEEDS
LS1 2RG

LOCATION

This light, characterful property is situated in Leeds city centre between Westgate and St Pauls Street, to the rear of Park Square West. Leeds railway station is within a 10 minute walk.

DESCRIPTION

The premises provide office accommodation over 3 floors with a small cellar for additional storage.

To the ground floor is a kitchen, wc with shower and open plan office, with a further open plan office and meeting room on the first floor, with a further wc. The 2nd floor also has an open plan office and meeting room.

The property is heated by way of wall mounted, gas fired, central heating radiators throughout.

The property has the following approximate net internal floor areas, measured in accordance with IPMS 3;

Cellar	150sqft	13.93sqm
Ground Floor	569sqft	52.86sqm
First Floor	526sqft	48.87sqm
Second Floor	702sqft	65.21sqm

TOTAL **1,947sqft 180.87sqm**

PRICE

Offers in the region of **£395,000**.

RATES

The property is assessed as;

Rateable Value	£18,750
UBR	£0.499

Interested parties should verify these figures with the Leeds City Council Business Rates Department (telephone: 0113 376 0359).

EPC

A copy of the EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

All enquiries should be via the sole agents, Bowcliffe Chartered Surveyors.

For further information or to make arrangements to view, please contact:

Jeff Robertson
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Email: jr@bowcliffellp.com

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Date of Particulars: May 2022

