



Bowcliffe

# TRADE COUNTER PREMISES FOR SALE/TO LET



CLIFFDALE ROAD  
MEANWOOD  
LEEDS  
LS7 2JH

## LOCATION

The property is situated at the junction of Cliffdale Road and Meanwood Road within 2 miles north of Leeds city centre.

## DESCRIPTION

The premises provide office, trade counter and warehouse accommodation, with a yard to the side and rear and parking at the front for 14 vehicles.

The warehouse is to an eaves height of 13ft/4m and there is central heating to the office areas.

The property provides the following gross internal floor area;

GIA 9,175sq ft 852sq m

## TERMS

The premises are held on a lease for 85 years from 1976 at a current ground rent of £16,950pa.

The Long Leasehold interest is available at offers in excess of £500,000.

Alternatively, a new sub-lease is available at an asking rent of £70,000pax.

## RATES

The property is assessed as;

Rateable Value	£37,250
UBR	£0.512

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  
Tel: 0113 245 2452/07973833085  
Email: [jr@bowcliffellp.com](mailto: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: April 2022

