



To Let

170 Cardigan Road, Leeds, LS6 1LL

SW

Sanderson
Weatherall



- Prominent ground floor retail/office unit to let
- Located on Cardigan Road in the Burley Park Suburb of Leeds
- Immediately adjacent to the Huws Gray Building Materials Centre
- Close to numerous residential streets and student accommodation buildings
- To Let on a new lease at an initial rental of **£20,000** pax

Location

The property is located fronting onto Cardigan Road and forms part of the larger Huws Gray Building Materials Centre.

Cardigan Road is in the suburb of Burley Park which lies to the west of Leeds approximately 1.5 miles from the city centre. The immediate area is predominantly residential consisting of streets of terraced houses and purpose built blocks of flats.

Burley Park train station is approximately 300 metres away which provides regular trains from Leeds to Harrogate and beyond to York.

Description

The property provides potential retail sales or office accommodation at ground floor only.

Accommodation

The property provides the following approximate net internal areas.

Ground Floor	73.88 sq m	795 sq ft
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Lease

The property is available on a new lease for a term to be agreed at a rent of £20,000 pax. This will be a full repairing and insuring lease.

Rateable Value

The current rateable value of the property is £18,000 pa.

Rent Deposit

The incoming Tenant may be required to pay a rent deposit dependent upon financial status.

EPC

The premises have an Energy Performance rating of D77 and a copy of the certificate will be available upon request.

Legal Costs

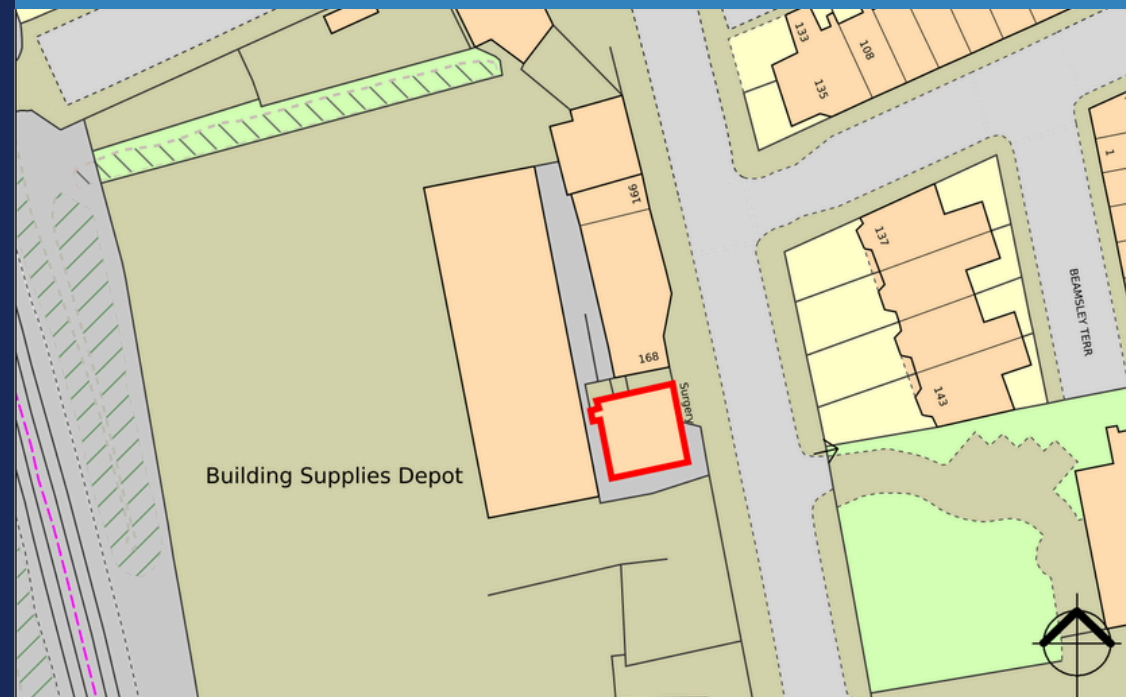
Each party is to be responsible for their own legal and other costs incurred in the transaction.

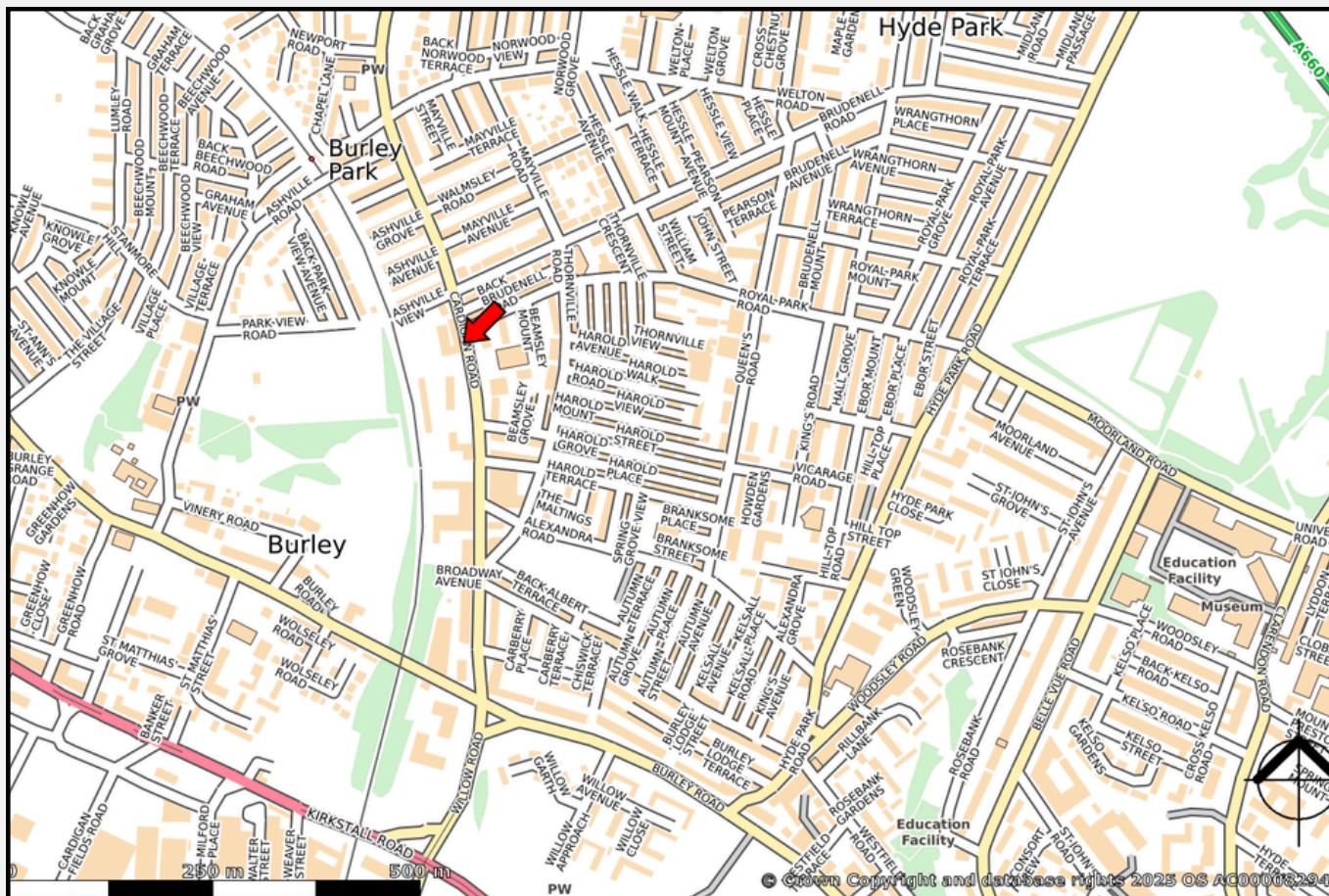
VAT

The property is elected for VAT so this will be payable on the purchase price.

Anti Money Laundering

In order to comply with Government Legislation the tenant will be required to provide a proof of ID and also address





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Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

Contact
Peter Heron
07843 634158
peter.heron@sw.co.uk

Sanderson Weatherall, 6th Floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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