



41B Lowtown

Pudsey, Leeds, LS28 7DF

Prominent Retail Unit

248 sq ft
(23.04 sq m)

- Popular market town
- Active parade of shops
- Close to town centre
- Suitable for a variety of uses (STP)
- Ancillary storage in basement

41B Lowtown, Pudsey, Leeds, LS28 7DF

Summary

Available Size	248 sq ft
Rent	£5,400 per annum
Rates Payable	£3,592.80 per annum The property will benefit from full rates relief
Rateable Value	£7,200
VAT	Not applicable. The property is not VAT elected
Legal Fees	Each party is to be responsible for their own legal costs incurred in this transaction
EPC Rating	E (109)

Description

Situated just off the lower end of Pudsey's bustling high street, this compact commercial premises at 41b Lowtown offers a fantastic opportunity for a variety of uses. Located in the popular area of Pudsey, the property benefits from good footfall while retaining a slightly more relaxed setting than the immediate town centre.

Internally, the unit provides an open-plan layout, ample natural light from wide front-facing windows, and a neutral finish throughout. The property also includes basement which can be used for Ancillary storage.

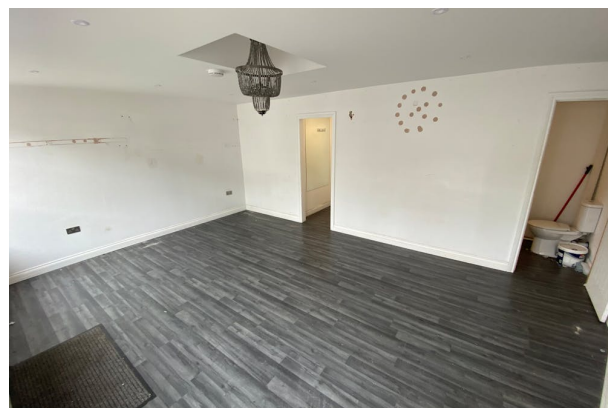
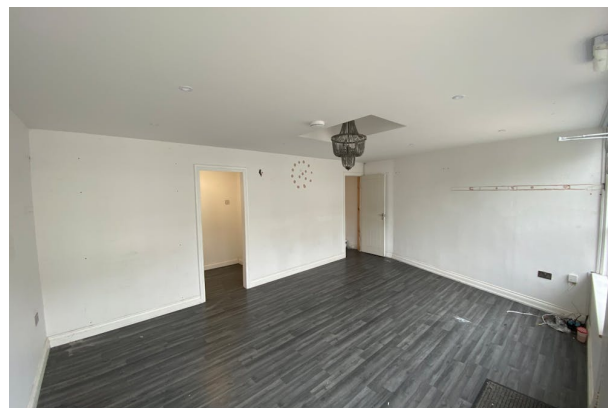
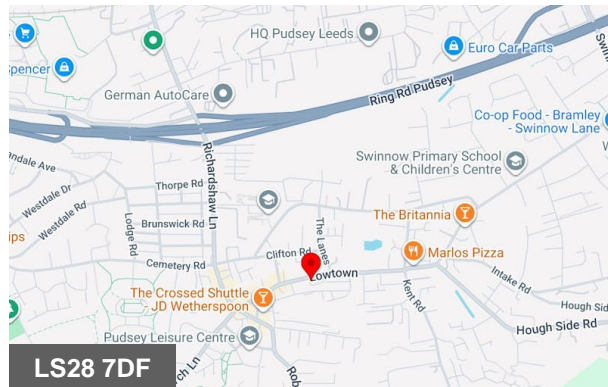
With its prominent frontage, characterful exterior, and convenient location close to local amenities and transport links, this property presents an excellent opportunity for businesses looking to establish themselves in a thriving local community.

Location

The property is located on Lowtown in Pudsey, within close proximity to Pudsey town centre and New Pudsey Railway Station. Lowtown also provides direct access to the B6155 and the Ring Road which leads onto the A6120.

Terms

The unit is available by way of new effective internal repairing and insuring lease for a term of three years to be agreed at a commencing rental of £5,400 per annum exclusive of business rates, utility costs, insurance and all other outgoings.



Viewing & Further Information

William Fitzpatrick

0113 245 1447

williamfitzpatrick@cartertowler.co.uk

Hannah Booth

0113 245 1447

hannahbooth@cartertowler.co.uk