

## TO LET

### Workshop-Store with free parking on site

370 sq ft (34 sq m)

### LEIGH HOUSE, VARLEY STREET, PUDSEY LEEDS LS28 6AN



#### Workshop/Store Unit: To let

Single storey lock-up workshop/store within this thriving serviced Complex just a few minutes' walk from Owlcotes Shopping Centre. Inspection pit included which could be a great asset for those in the motor trade. Access doors large enough to drive car or light commercial in and out.

#### Leeds Pudsey Location

- > Leigh House is located just off Leeds Ring Road with easy access to all motorway networks, ample free parking and only a few minutes' walk from the Train Station.
- > Small workshops in this bracket are extremely hard to find.

## LEIGH HOUSE VARLEY STREET LEEDS LS28 6AN

### Workshop/Store Property Description

#### The Serviced Complex benefits from:-

- >Welcoming, Relaxed & Pleasant Environment
- >Great Location for Communication & Transport Links
- >Generous On-Site Free Car Parking
- >access to toilet facilities within the main Building during 9 a.m. to 5p.m. Monday to Friday

### Rental and Lease

**Rental substantially reduced to £400.00 per calendar month to encourage early occupation.** This is inclusive of management of common facilities. Further details available upon request.

The Premises are offered on a flexible licence agreement, although preferably for a minimum term of 12 months.

### Business Rates

The business rates assessment is within the Small Business relief category hence qualifying occupiers will have no rates to pay.

### Legal Costs

There are no legal costs as Leigh House offer a flexible simple licence agreement.

### Commercial Energy Performance Certificate

The Premises are exempt as part of Listed Building complex.

### VAT

All prices are quoted exclusive of Value Added Tax (which is chargeable here)

### Viewing

**Strictly by appointment** with the Agent: Andrew Idle Associates - Andrew Idle

T 01274 – 743884

E [enquiries@andrewidle.co.uk](mailto:enquiries@andrewidle.co.uk)

### Can we help you further?

We offer commercial property owners who are thinking of selling or letting - a free no obligation marketing assessment.

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All rents and prices quoted should be taken to be excluding any Value Added Tax (VAT) payable

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