



**£1,000 PCM**

Mount Pleasant Road in the charming town of Pudsey, this impressive commercial property presents a unique opportunity for various trades and uses. A large commercial unit, boasts a versatile layout that can accommodate a range of business needs.

Two roller shutter entries at the front, providing easy access and excellent visibility for your enterprise. The spacious interior is designed to be adaptable, allowing you to tailor the space to suit your specific requirements.

Additionally, the property features a yard at the back, which can serve as a valuable outdoor space for storage or additional operations.

A fantastic opportunity for entrepreneurs looking to establish or expand their business in a thriving community.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

**PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.**

| Energy Efficiency Rating |                                             | Current                 | Potential |
|--------------------------|---------------------------------------------|-------------------------|-----------|
|                          | Very energy efficient - lower running costs |                         |           |
|                          | (92 plus) <b>A</b>                          |                         |           |
|                          | (81-91) <b>B</b>                            |                         |           |
|                          | (69-80) <b>C</b>                            |                         |           |
|                          | (55-68) <b>D</b>                            |                         |           |
|                          | (39-54) <b>E</b>                            |                         |           |
|                          | (21-38) <b>F</b>                            |                         |           |
|                          | (1-20) <b>G</b>                             |                         |           |
|                          | Not energy efficient - higher running costs |                         |           |
| England & Wales          |                                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 | Current                 | Potential |
|------------------------------------------------|-----------------------------------------------------------------|-------------------------|-----------|
|                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
|                                                | (92 plus) <b>A</b>                                              |                         |           |
|                                                | (81-91) <b>B</b>                                                |                         |           |
|                                                | (69-80) <b>C</b>                                                |                         |           |
|                                                | (55-68) <b>D</b>                                                |                         |           |
|                                                | (39-54) <b>E</b>                                                |                         |           |
|                                                | (21-38) <b>F</b>                                                |                         |           |
|                                                | (1-20) <b>G</b>                                                 |                         |           |
|                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                |                                                                 | EU Directive 2002/91/EC |           |