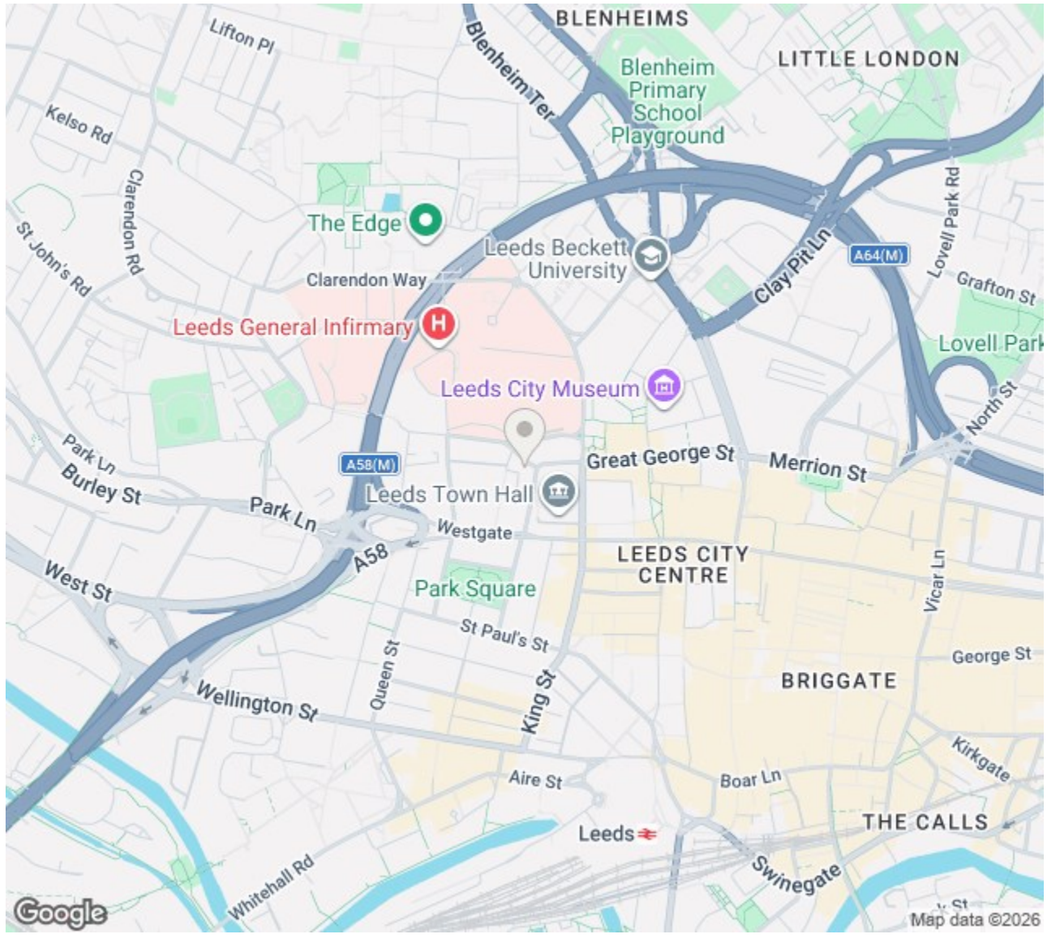

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Stoneacre COMMERCIAL

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33a, Great George Street, LS1 3BB

£13,950 Per Annum

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

FIRST & SECOND FLOOR OFFICE ACCOMMODATION

Great George Street in Leeds City surrounded by a mixture of offices and shops, opposite Leeds General Infirmary, adjacent to the Town Hall and closs to the Law Courts.

FANTASTIC POSITION

- **913 Sq Ft**
- **Leeds City Centre**
- **Adjacent to Leeds Town Hall**
- **Located Close to the Law ourts**
- **Opposite Leeds Infirmary**

LOCATION

The property is located fronting Great George Street in Leeds City Centre. It is surrounded by a mixture of offices and shops, opposite Leeds General Infirmary.

This position benefits from busy footfall as a result of the nearby Law Courts, Town Hall and hospital.

DESCRIPTION

The accommodation comprises a variety of office suites on the first and second floors within this prominent building in Leeds city centre.

There is a kitchen on the first floor and WC facilities are located on both floors.

ACCOMMODATION

The property provides the following accommodation:-

First Floor 566 sq ft - 52.6 sq m
Second Floor 347 sq ft - 32.2 sq m

Total 913 sq ft - 75.8 sq m

TERMS

The property is available by way of Full Repairing and Insuring Lease terms.

£13,950 per annum

We are informed that VAT is NOT applicable to this letting

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is being assessed

This can shortly be viewed on www.gov.uk/find-energy-certificate

BUSINESS RATES

The Ground floor offices are assessed at £3,400RV by the Valuation Office Agency

100% Business Rate Relief is available - subject to status
ZERO PAYABLE

Interested parties are advised to make their own inquiries in this respect.

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT

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1.The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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4.All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.
MISDESCRIPTIONS ACT 1991
These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.
ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.
Details prepared February 2026