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**Stoneacre**  
**COMMERCIAL**

Stoneacre Properties  
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70-72, Armley Lodge Road, LS12 2AT

£4,950 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.

Lower ground floor low-cost space ideal for workshop, studio use or internet trading.

Located at the rear of Armley Lodge Road at the junction with Aviary Road, situated in a mainly residential area of Armley. Leeds City Centre is approximately 2 miles away.

- **860 Sq Ft**
- **Ideal workshop studio or Internet Trading**

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ  
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www.stoneacreproperties.co.uk

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## LOCATION

The premises are located at the rear of Armley Lodge Road at the junction with Aviary Road, situated in a mainly residential area of Armley.

Leeds City Centre is approximately 2 miles away.

## DESCRIPTION

The unit forms the lower ground area part of a former Co-op Store recently converted to residential use

This low cost space is ideal for workshop, studio use or internet trading,

## ACCOMMODATION

The premises provide 860 sq ft

Plus WC

## TERMS

Occupation by way of Annual Licence

£412.50 per month

Thats only £5.75 per sq ft

## BUSINESS RATES

The property is yet to assessed for Business Rates

it is likely the rating will be below £12,000rv  
ZERO PAYABLE  
Applying Small Business Relief

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

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property:-

8707-5121-1340-4797-3824  
Rating C-70

This can be viewed on <https://find-energy-certificate.service.gov.uk>

## 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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## 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

