

Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- 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. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.



Stoneacre
COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

01132370999
peter@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



42, Call Lane, LS1 6DT

£12,950 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.

Fabulous 3rd floor office suite with Rutland House on Call Lane, Leeds LS1 & is a two minutes walk from Marks & Spencer, Harvey Nichols and the Ivy restaurant.

VERY CENTRAL

- 850 Sq ft
- lift access to street level
- Real creative space
- Unique & characterful

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

rightmove

BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Government TheMarket.com

LOCATION

Ideally placed for staff recruitment and visiting clients, it is five minutes walk from both the Railway Station and the Bus Station with easy access to the motorway networks.

Call Lane is now established as a highly popular area for both leisure and business. The property enjoys a prestigious Leeds LS1 address and is two minutes walk from Marks & Spencer, Harvey Nichols and the Ivy restaurant.

DESCRIPTION

Fine Victorian property refurbished to provide quality offices. The five storeys provide bar & restaurant on the ground floor and three storeys of office space. A local landmark it is one of the most prominent properties in the area.

ACCOMMODATION

3rd floor office suite 850 sq ft with kitchenette area

TERMS

The property is available by way of a new flexible lease terms of:-

£12,950 per annum plus vat

Service charge to cover communal maintenance, repairs, elevator service, lighting, Building insurance etc capped at £4,250 plus vat per annum.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

0664 - 0638 - 9019 - 5595 - 7006

Rating D96

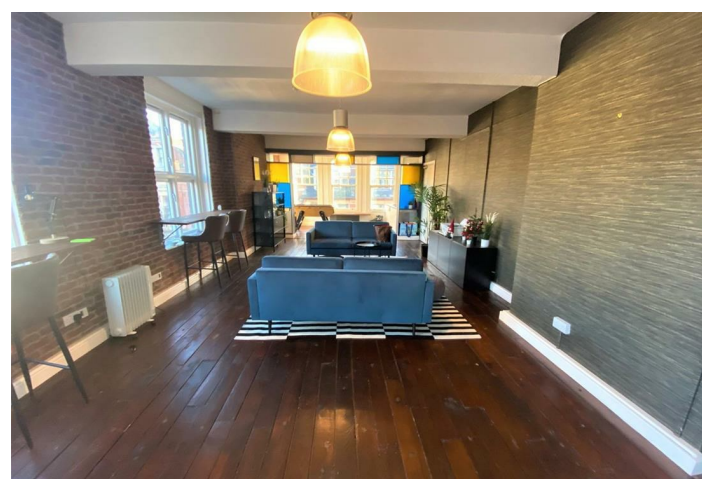
This can be viewed on www.epcregister.com

BUSINESS RATES

The property has been assessed by the Valuation Office Agency at £12,750RV.

Anticipated Rates Payable £1,250 pa

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

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

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.

2. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.

3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.

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 Novemer 2024.

