

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.

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.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

BUY SELL RENT MANAGEMENT FINANCE LEGAL

www.stoneacreproperties.co.uk

rightmove

The Property Ombudsman

One Commercial

OnTheMarket.com



Stoneacre
COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

01132370999

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



3, Lidget Hill, LS28 7LG

£15,950 Per Annum

Retail shop unit situated in a prominent position at the junction of Lidgett Hill and Church Lane in the heart of Pudsey Town Centre.

Pudsey has a thriving commercial town centre and home to a number of national and local retailers and neighbouring occupants include Betfred, Boots, Greggs, Hayes Travel, Sandander, St Gemmas, William Hill, Yorkshire Building Society.

The A647 Stanningley Road Bypass lies approximately ¼ mile from the premises which affords easy access to both Bradford and Leeds city centres.

- 697 sq ft
- **Prominent Position at Major Road Junction**
- **On-site Free Parking**
- **Viewing Essential**

LOCATION

The property is situated in a prominent position at the junction of Lidgett Hill and Church lane in the heart of Pudsey Town Centre.

Pudsey has a thriving commercial town centre and home to a number of national and local retailers and neighbouring occupants include Betfred, Boots, Greggs, Hayes Travel, Sandander, St Gemmas, William Hill, Yorkshire Building Society.

The A647 Stanningley Road Bypass lies approximately ¼ mile from the premises which affords easy access to both Bradford and Leeds city centres.

DESCRIPTION

Ground floor retail accommodation with LED lighting and aluminium frontage

ACCOMMODATION

The property has the following net internal floor area:-

Ground floor retail zone A 28.1 m2 - 302 sq ft
Ground floor retail zone B 28.4 m2 - 306 sq ft
Ground floor retail zone C 8.3 m2 - 89 sq ft

Total 64.8 m2 - 697 Sq ft
plus WC

There is a service area to the rear with substantial free parking

TERMS

The premises are offered with vacant possession on a Full Repairing and Insuring Lease at a commencing rental of £15,950 per annum plus vat

BUSINESS RATES

The property has been assessed by the Valuation Office Agency at £15,500RV.

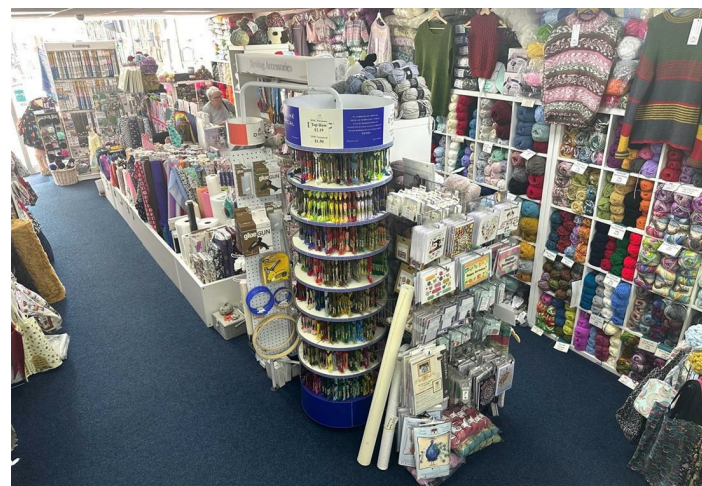
ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

9697-3092-0630-0790-8995

Rating C-75

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 1967

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.

MISDESCRIPTONS 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 August 2024.

