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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.

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

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

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[www.stoneacreproperties.co.uk](http://www.stoneacreproperties.co.uk)

rightmove

The Property  
Ombudsman

OnTheMarket

OnTheMarket.com



3, Lidget Hill, LS28 7LG

£15,950 Per Annum

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

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 1/4 mile from the premises which affords easy access to both Bradford and Leeds city centres.

## 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.

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## 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 m<sup>2</sup> - 302 sq ft  
Ground floor retail zone B 28.4 m<sup>2</sup> - 306 sq ft  
Ground floor retail zone C 8.3 m<sup>2</sup> - 89 sq ft

Total 64.8 m<sup>2</sup> - 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 Lnsuring 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

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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 August 2024.

