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Long Close Works, Dolly Lane, LS9 7TU £19,950 (From) Per Annum

>>>>>>> A RARE LISTING >>>>>>>

Newly renovated commercial / industrial unit with high eaves with dedicated parking for up to 4 vehicles. suitable for many business uses located on Dolly Lane behind St James Hospital offering easy access to the City Centre and within easy reach of much of Leeds.

>>>>>>> MUST BE VIEWED >>>>>>>

- 2433 sq ft
- Great space
- Fully Renovated
- 4 cars parking bays

LOCATION

The property is located on Dolly Lane behind St James Hospital offering easy access to the City Centre and within easy reach of much of Leeds.

DESCRIPTION

Newly renovated commercial / industrial unit with high eaves with dedicated parking for up to 4 vehicles. Suitable for many business uses.

ACCOMMODATION

The property is part of a mixed use complex with and provides the following accommodation:-

Work shop & office 226.16 m2 2433 sq ft

TERMS

The property is available by way of a new Full Repairing and Insuring Lease

Year 1 - £19,950 per annum
Year 2 - £20,950 per annum
Year 3 - £21,950 per annum

VAT is applicable on the rent.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-
0230 - 9957 - 0391 - 3182 - 8044

Rating E112

BUSINESS RATES

According to the Valuation Office Agency website, this property has a rateable value of £10,500

100% small Business Rates Reduction is available for this property.
ZERO PAYABLE

subject to status

VIEWINGS

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

MISREPRESENTATION ACT

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MISDESCRIPTIONS ACT 1991

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Details prepared June 2022

