



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 on 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.

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



Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ
01132370999
peter@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



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

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

>>>>> 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 >>>>>

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

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 on 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 June 2022

