

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.



Stoneacre
COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

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



431 - 433, Otley Road, LS16 6AJ

£725 Per Month

The Willows Healthcare and Wellness Centre is a new centre of excellence offering modern, welcoming, secure, practical and cost-effective accommodation for Clinical, Medical, Aesthetic, Well-being and Counselling professionals located in Adel, north west Leeds, approximately 4½ miles north of Leeds city centre within an established residential area.

- **Aesthetic, Clinical,**
- **Medical, Well-being**
- **Counselling suites**
- **Adel - North Leeds**
- **On-site Car Park**
- **Inclusive Prices**

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 Compensation Panel OnTheMarket.com

LOCATION

The Willows Healthcare and Wellness Centre is a new centre of excellence offering modern, welcoming, secure, practical and cost-effective accommodation for Clinical, Medical, Aesthetic, Well-being and Counselling professionals.

Located in Adel north west Leeds, this may be your perfect solution being within an established residential area some 4½ miles north of Leeds city centre on Otley Road (A660), 2 miles from Leeds Ring Road (A6120) and with easy access to Wharfedale, Airedale and beyond.

DESCRIPTION

The Centre is DDA compliant and offers a selection of consultancy and treatment rooms available on a short-term basis without the need to enter into a protracted lease.

ACCOMMODATION

This suite enjoys the benefit of the following:-

- * Spacious free car park
- * Door entry system linke to each suite
- * Reception & waiting area
- * All suites are brand new
- * Internet provision
- * Climate control - room air cooling & heating
- * Security
- * DDA compliancy

TERMS

Suite4 £725 per month

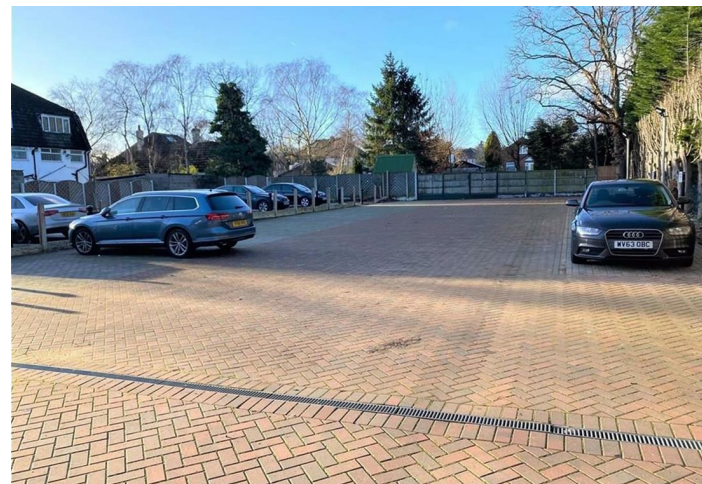
Inclusive of the cost is:-

- * Internet provision
- * Heating, electric supply and water
- * Security
- * Cleaning of communal areas
- * Building Insurance
- * Occupation by Annual Licence
- * Rental payable monthly

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property:-
9290 - 7905 - 0301 - 8010 - 7064
Rating C53.

This can be viewed on www.ndeprcregister.com



BUSINESS RATES

Each Suite is being individually assessed with the Valuation Office Agency website.

All suites will benefit from 100% Small Business Rates (subject to Status).

ZERO PAYABLE.

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 April 2026