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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.

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1, Irwin Approach, Halton, LS15 0DW

£11,950 Per Annum

New renovated double fronted ground floor retail unit with ancillary storage space together with forecourt prominently located on Irwin Approach just at the junction with the Main Selby Road A63 arterial road linking East Leeds suburbs and the Temple Newsam Estate.

Ideal Sun -Tan studio
Plus many other uses

VIEWING ESSENTIAL

- 420 sq ft
- New Aluminum Windows & Door
- Forecourt Frontage
- Renovated Floor, Ceiling & Walls
- Renovate Rear Area
- Fully rewired with 3 phase supply
- Ideal Sun Tan Studio

LOCATION

The property is prominently located on Irwin Approach just at the junction with the Main Selby Road A63 arterial road linking East Leeds suburbs and the Temple Newsan Estate.

DESCRIPTION

Double fronted ground floor retail unit with ancillary storage space together with forecourt frontage.

Substantially refurbished to include:-

- * New walls finishings, ceiling and floors
- * Rewired to include 3 Phase electric supply
- * New aluminium windows and doors

Ready fitted out as a sun tan studio

ACCOMMODATION

Ground Floor Sales Zone A 30.0 m² 323 sq ft
Ground Floor store / kitchenette 9.1 m² 97 sq ft

Total 39.0 m² 420 sq ft

plus:-

W/C

Frontage forecourt area

TERMS

The property is available by way of a new effective Full, Repairing & Insuring Lease in the region of £11,950 per annum

VAT is NOT applicable on the rent.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

4579-2160-9596-1191-8729

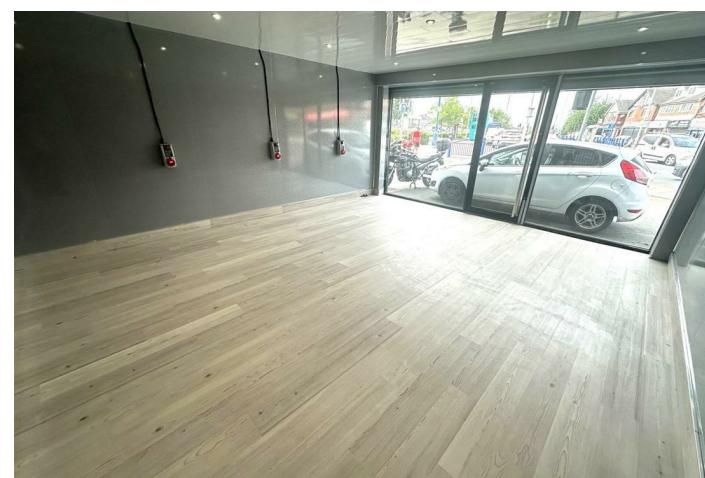
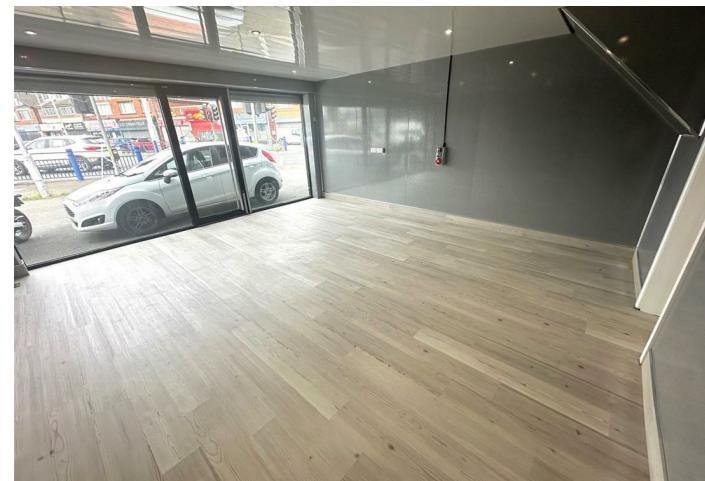
This can be viewed on www.gov.uk/find-energy-certificate

BUSINESS RATES

The property has been assessed by the Valuation Office Agency at £7,400RV.

100% Small Business Rate Relief is available - subject to status
ZERO PAYABLE

Interested parties are advised to make their own inquiries in this respect.



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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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared August 2024.

