

TO LET / FOR SALE FORMER BANKING HALL

(Suitable for a variety of uses, subject to planning)

1 MANOR HOUSE STREET PUDSEY LEEDS LS28 7BJ

LOCATION

Pudsey is an attractive market town with a resident population in excess of 22,000. It is located midway between the centres of Leeds and Bradford providing excellent communications via the A647 dual carriageway and the M621.

SITUATION

The property is within the Town Centre at the junction of Loughton and Manor House Street, within a Conservation Area. Occupiers in the immediate vicinity include Natwest Bank, Yorkshire Bank and various professional offices and local and multiple retailers.

The market is within 200 yards and operates 3 times per week.

DESCRIPTION

The building comprises a small traditional banking hall with some private offices together with a large open plan office and small first floor office, wc and staff accommodation. The ground floor office includes a strong room.

There is parking for 3 vehicles to the rear.

ACCOMMODATION

The unit has the following Net Internal Areas:-

Ground Floor	187.39 sq.m	2,017 sq.ft.
First Floor	24.15 sq.m	260 sq.ft.
Total NIA	211.54 sq.m.	2,277 sq.ft.

LEASE TERMS

The property is available To Let by way of a new full repairing and insuring lease for a term to be agreed at **£25,000 per annum exclusive**.

Alternatively the freehold interest with vacant possession is available at a price of **£250,000**.



PLANNING

The property has current planning permission as a bank, falling within Class A2 of the Use Classes Order. Applicants should make their own enquiries as to the necessity of obtaining planning permission for alternative uses such as retail (A1) or restaurant (A3).

RATES

We understand the property is assessed as follows:-

Rateable Value £20,500

(Effective 1st April 2017)

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (104). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

VAT will not be charged on either a letting or a sale of the property.

VIEWING

Viewings via the joint agents:-

Brackenridge Hanson Tate – tel: 0113 244 9020

Att: Robin Hanson

Email: robin@bht.uk.com

or

Lionel D Levine & Co LLP – tel: 0113 245 4916

Att: Lionel Levine

Email: Lionel@lioneldlevine.co.uk

SUBJECT TO CONTRACT

Details prepared: Feb 2017

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