

# TO LET

## GYM PREMISES WITH PARKING



### SWINNOW GRANGE MILLS, STANNINGLEY ROAD, LEEDS, LS13 4EP

- 6,243 sq.ft (580 sq.m) GIA
- Lower ground floor
- Currently arranged as a gym area plus changing facilities, wcs, café area and studio space
- Good natural light
- Shared on-site car parking

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

## LOCATION

The property forms part of Swinnow Grange Mills and is situated in a prominent location on the junction of Stanningley Road and Swinnow Lane within Stanningley.

## DESCRIPTION

The premises are arranged over the lower ground floor and are currently well presented as a gym including ladies and gents toilets and changing facilities with showers, café area, general gym area, free weights area, boxing arena and studio space.

The property benefits from good natural light and is supplied with mains electricity throughout.

There are shared car parking facilities within the main mill complex.

## ACCOMMODATION

The unit has a Gross Internal Area of **6,243 sq.ft. (580 sq.m)**

## TERMS

The premises are available by way of a new full repairing and insuring lease by way of a service charge on terms to be agreed. The premises are available for immediate occupation.

## RENT

**£28,000 per annum** plus service charge and insurance.

## RATES

We understand the property has a Rateable Value of £15,000, giving an approximate rates payable of £7,395.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (125). 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

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING:

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Subject to Contract  
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### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.