

TO LET MODERN OFFICE / RETAIL UNIT WITH PARKING



1 CYPRESS POINT, LEYLANDS ROAD, LEEDS, LS2 7LB

- 829 sq.ft (77.01 sq.m.)
- Suitable for use as an office or retail unit
- Air conditioning throughout
- Excellent location within ½ mile of the A58(M) Leeds Inner Ring Road
- 2 dedicated car parking spaces

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The property is located on the corner of Leylands Road and Skinner Lane accessed via the A61, less than one mile north east of Leeds City Centre. The property benefits from easy access on to the A58(M) Inner Ring Road around ½ mile west, providing access to the City Centre and the national motorway networks. The location is ideally suited to service the growing residential population of mostly young professionals and students within the immediate vicinity.

The available unit forms part of the ground floor of a modern 7 storey development consisting of residential apartments to the upper floors, and undercroft car parking.

DESCRIPTION

1 Cypress Point is a modern, self-contained ground floor unit suitable for use as an office or retail premises. The unit has full height double glazing to the northern and eastern elevations, air-conditioning throughout, gas central heating, suspended ceilings with recessed lighting, wired fire alarm system, and dedicated WC and kitchen facilities.

ACCOMMODATION

From our enquiries with the Valuation Office Agency, we understand the property has the following approximate Net Internal Floor Area:-

Ground Floor	829 sq.ft.	77.01 sq.m.
Total NIA	829 sq.ft.	77.01 sq.m

CAR PARKING

There are 2 car parking spaces which can be allocated to the unit.

LEASE

The unit is available to let on a new internal repairing and insuring lease at a rental of **£12,000 per annum exclusive**. There is also a service charge payable for maintenance of the common areas.

RATES

The unit has a Rateable Value of £6,200.

For qualifying occupiers, premises with a Ratable Value of less than £12,000 are not eligible for Business Rates. Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

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 Brackenkridge 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.