

RETAIL / LEISURE UNITS – TO LET

APPROX 921 - 4222 SQ.FT



- 3 Recently Developed Units
- Heavily Trafficked Prominent Location
- On-site Parking Available
- Suitable For A Variety Of Uses STP

393 DEWSBURY ROAD, LEEDS, LS11 5LR

Malcolm Stuart Property Consultants LLP
Chartered Surveyors
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Description

The property is a detached 3 storey former Social Club / Function venue which is being refurbished and converted to provide commercial units of approximately 921 sq.ft, 1,679 sq.ft and 4,222 sq.ft. At the rear of the site there is a service yard for deliveries as well as approximately 12 parking spaces.

The units when complete would suit a variety of potential occupiers to include retailers, trade counter, restaurant / café operators, supermarket / convenience stores as well as a host of other subject to planning permission.

The Property is located fronting the A653 in the suburb of Beeston, Leeds. Beeston is located two miles south of Leeds city centre, close to the M621 motorway. The immediate locality is mixed in nature with commercial fronting the A road, surrounded by residential. To the rear of the Property is warehousing.

Rateable Value

Following the completion of redevelopment works the property will require re-assessing to provide 3 separate business rates assessments.

Energy Performance Certificate

The property has an energy efficiency rating of C-52

Terms

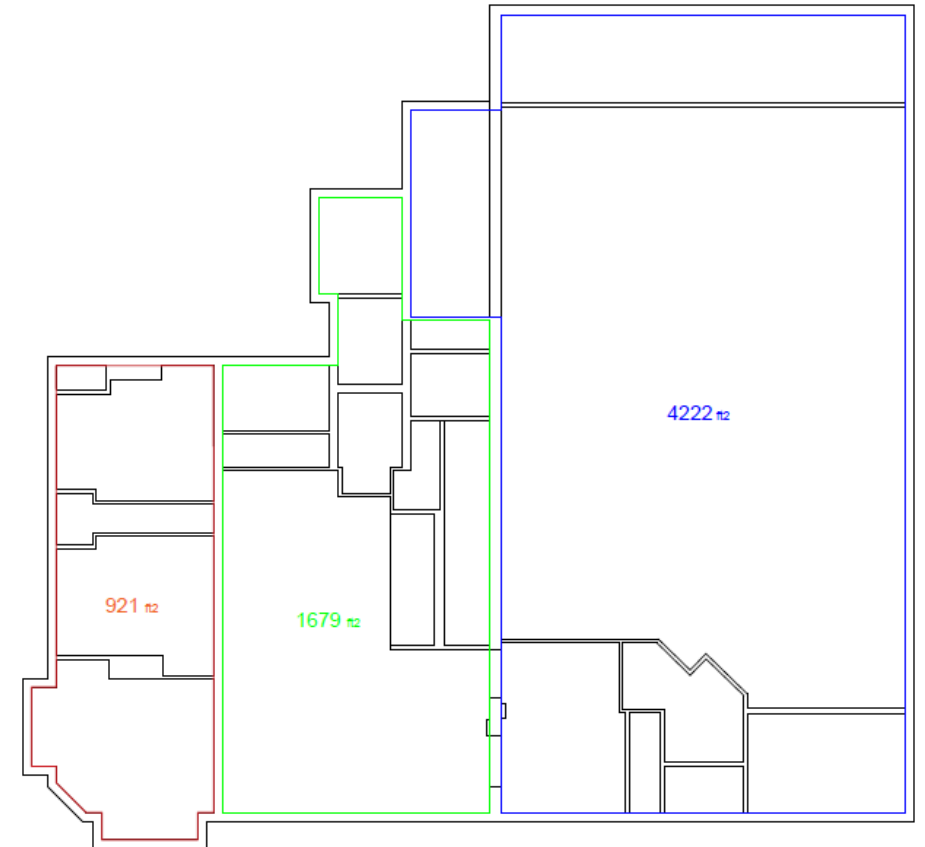
The units are available on new FRI leases for a period of years to be negotiated. Rental available on application.

Viewing

Strictly by appointment only with the sole letting agents Malcolm Stuart Property Consultants LLP.

E-mail: james@malcolm-stuart.com

Tel: 07841470654



SCALE 1:200 @ A3

GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared November 2023 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.