



Nabarro McAllister & Co
C h a r t e r e d S u r v e y o r s

TO LET
CAR SALES LOT

58 Commercial Road
Kirkstall
Leeds LS5 3AQ



We give below brief details of a car sales lot with adjacent office occupying a prominent position on Commercial Road.

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Nabarro McAllister & Co Limited, Registered in England & Wales under Company No. 4657451
Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY

DESCRIPTION

The property comprises a secure tarmac surfaced car sales lot with adjacent office.

LOCATION

The property occupies a prominent position on Commercial Road which is an extension of Kirkstall Road close to the Morrisons Supermarket and the junction of Kirkstall Lane and Commercial Road adjacent to other related motor uses. The office accommodation comprises part of a ground floor portacabin.

ACCOMMODATION

Briefly the accommodation comprises:

Car Sales Lot 297 sq.m. approx with base for approximately 20 car parking spaces.

Reception with electric radiator.

Office with electric electric radiator.

Kitchenette with stainless steel sink unit, single drainer and fitted units.

WC with wash basin and WC.

Store Room. This space extends to approximately 150 sq.ft.

RATEABLE VALUE

On enquiry of the Valuation Office the property is assessed for rating purposes at Rateable Value £5,700.

TERMS

The premises are offered on flexible terms. The property will be occupied on a License at an annual rent of £18,000 per annum. A larger area of land may be available subject to negotiation.

VIEWING

Strictly by appointment with the Chartered Surveyors.

Subject to Contract

MISREPRESENTATION CLAUSE

Nabarro McAllister & Co for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on any statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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