

TAXI OFFICE

35 SQM (376 SQFT)



**58 COMMERCIAL ROAD
KIRKSTALL
LEEDS, LS5 3AQ**

- **PROMINENT POSITION**
- **ADJACENT TO OTHER RELATED MOTOR USES**
- **COMPRISES PART OF A FIRST FLOOR PORTACABIN.**
- **PLANNING PERMISSION FOR TAXI USE**


EPC
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.

DESCRIPTION

The property comprises a first floor taxi office adjacent to a car wash and car sales lot fronting Commercial Road.

ACCOMMODATION

	SQ M	SQ FT
Taxi office	35	376
WC		

SERVICES

We understand all mains services are connected to the property to include mains water, drainage, and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion. There is also a radio aerial for the taxi use.

TENURE

Available by way of a new full repairing and insuring lease at a term to be agreed. A deposit will be requested.

RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable
OFFICE	£1,225	£588.00

It may be if the occupier qualifies for small business rate relief that no rates will be payable.

PLANNING

Whilst we have not had confirmation of the relevant planning consent it is assumed that the premises are to be occupied under A2 retail use. Obtaining the necessary planning consent in accordance with their occupation is the responsibility of any tenant and we recommend that further enquiries are directed to the local planning authority.

RENTAL

£4,800 per annum exclusive.

VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

No EPC is required for a temporary structure.

ENQUIRIES

Nabarro McAllister
 Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

SUBJECT TO CONTRACT
Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.