

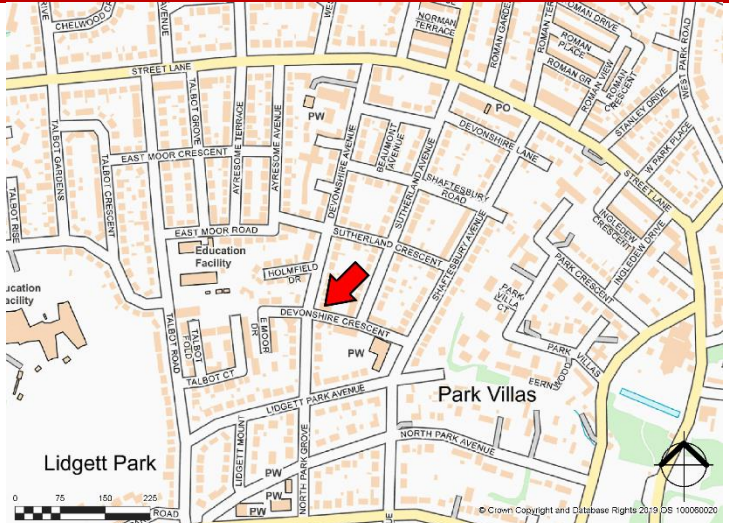
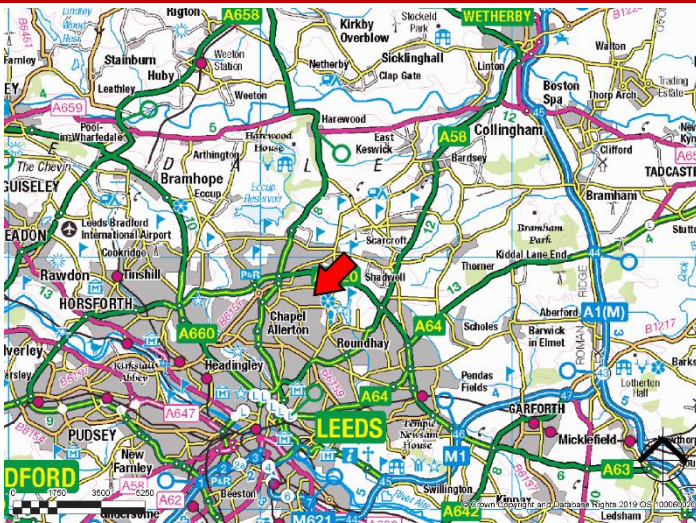
GROUND FLOOR OFFICES

19.3 - 56.67 SQM
(211 - 610 SQFT)



MARGARET HOUSE 2 DEVONSHIRE CRESCENT LEEDS LS8 1EP

- PARKING
- JUST OFF STREET LANE, ROUNDHAY
- GOOD CONDITION SMALL OFFICE SUITES



LOCATION

The subject property is situated just off Street Lane in the popular North Leeds suburb of Roundhay. Leeds City Centre is readily accessible about 5 miles away. There are several bars, restaurants and cafes within easy walking distance of the property on Street Lane.

DESCRIPTION

The premises form part of a larger office building constructed in brick under a flat roof. The available space comprises 2 separate ground floor offices with shared WC and Kitchen facilities. The larger suite benefits from one parking space, gas central heating, suspended ceiling, cat II lights, double glazed windows with automatic security blinds. The property has unrestricted on-street parking.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Office	56.67	610
Ground Floor Office	19.6	211

SERVICES

We understand that mains water, gas, drainage and electric are connected. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

LEGAL COSTS

Each party to be responsible for their own legal costs in respect of preparation of the Lease.

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. Please note that under certain circumstances, occupiers may be able to claim small business rate relief and enquiries should be made of the rates office of Leeds City Council.

	Rateable Value (2017)	Estimated rates payable
Offices and Premises	£6,500	£3,220

PLANNING

The premises are to be occupied under B1 office 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

£7,950 per annum exclusive for larger suite.
£3,000 per annum exclusive for smaller suite.

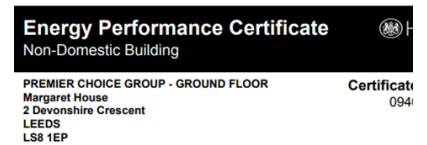
TENURE

Available by way of an effective new full repairing and insuring Lease for a term to be agreed.

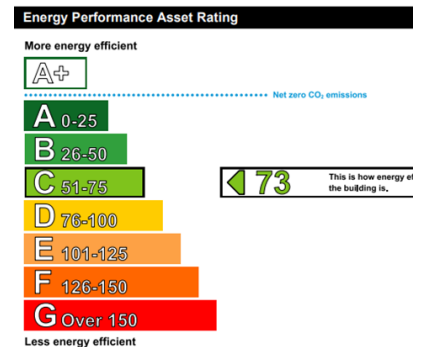
VAT

Our client has advised us that Value Added Taxation is applicable on this transaction. Your legal adviser should verify.

EPC



This certificate shows the energy rating of this building. It indicates the building fabric and the heating, ventilation, cooling and lighting compared to two benchmarks for this type of building; one appropriate for existing buildings. There is more advice on how to improve energy efficiency in the guidance document *Energy Performance Certificates for the sector of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk
Tel: 0113 266 7666

JOINT AGENT

Richard Fraser, Carter Towler
Email: Richardfraser@cartertowler.co.uk
Tel: 07802 951 841

REF:
SUBJECT TO CONTRACT
November 2019

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 stated, all prices are quoted exclusive of VAT.