

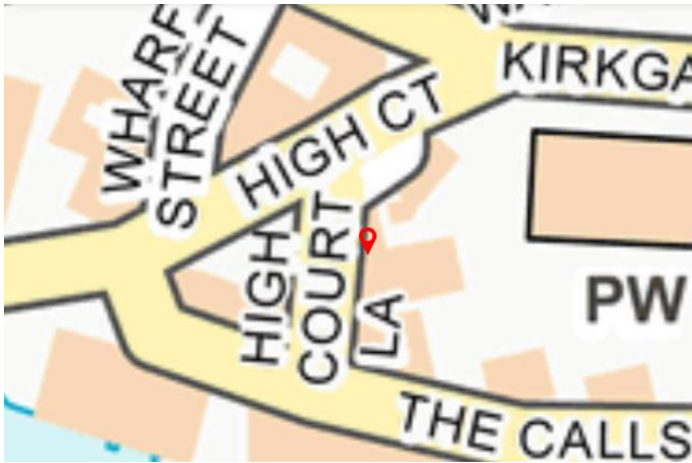
SHOWROOM/OFFICE BUILDING

145 SQM (1,569 SQFT)



**17 HIGH COURT LANE
LEEDS
LS2 7EU**

- GROUND FLOOR AND BASEMENT
- SHOWROOM/OFFICES
- CHARACTER BUILDING



LOCATION

The property is situated in the very popular Calls area of Leeds, only a short walking distance from the central shopping core and Leeds City Station. It stands in a locality of mixed uses with bars, restaurants, office accommodation and residential property.

DESCRIPTION

The property comprises the ground floor and basement of a four storey building, being of traditional construction with walls built in brick under a slated pitched roof. The property underwent a programme of refurbishment several years ago. Features include exposed feature brickwork, original style radiators, fireplaces and exposed timbers.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Office/Showroom	85	913
Basement Office/Kitchen	44	478
Basement Store and Boiler Room	17	178
Ground Floor separate ladies and gents WC		

SERVICES

We understand the property benefits from mains water, drainage and electric and gas central heating is installed. Please note that neither service connections nor any appliances have or will be tested prior to completion.

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 & PREMISES	£16,750	£8,375

PLANNING

It is understood that the property has been used as a B1 office. Historically it was used as a showroom. Applicants should make their own enquiries of the local planning office.

RENTAL

£20,000 per annum.

TENURE

Available by way of an effective new full repairing and insuring lease for a term of 5 years or multiples of 5 years.

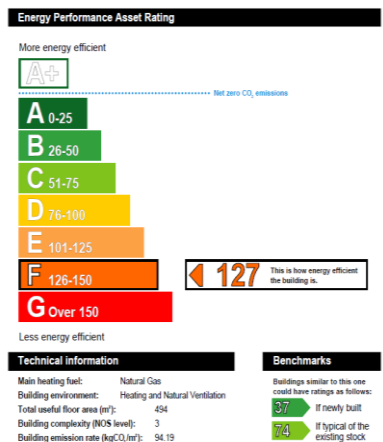
VAT

Our client advises that VAT is applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

The tenant is to be responsible for the landlord's reasonable legal costs in connection with the preparation of the lease.

EPC



ENQUIRIES

Nabarro McAllister
Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

REF: SGN
SUBJECT TO CONTRACT
August 2020

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.