

TO LET

COMPACT OFFICE SUITE  
CENTRAL LEEDS

**M** Nabarro  
McAllister

40 THE CALLS, LEEDS LS2 7EW



- Prime Leeds City Centre location
- Popular Calls area of Leeds
- Easy access to motorways
- Close to railway station

**£20,000 per annum**  
1,212 sq.ft. (112.5 m<sup>2</sup>)



**LOCATION**

The property is situated in Leeds City Centre close to the South edge of the shopping Core in the Calls area of Leeds. It stands between a former hotel and a restaurant in a mix locality with commercial and residential properties.

**DESCRIPTION**

The property comprises a two-storey building with walls constructed in brick with a part rendered covering under a blue slated pitched roof. The property fronts directly onto the footpath.

**ACCOMMODATION**

	m2	ft2
<b>GROUND FLOOR</b>		
Offices	59	636
Lobby and WC	-	-
<b>FIRST FLOOR</b>		
Offices	53.5	576
Kitchen and WC		
<b>TOTAL</b>	<b>112.5</b>	<b>1,212</b>

**SERVICES**

We understand the property benefits from all mains services. Gas fired central heating is installed. No test of the services has been made. Purchasers should rely on their own investigations.

**RATEABLE VALUE**

The property has the above entry in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2017)	Estimated rates payable
£15,750	£7,875

If the ultimate tenant has no other commercial premises there may be some element of small business rate relief available. Confirmation should be obtained from the Local Authority.

**PLANNING**

This property is believed to have planning consent for A2 use. Purchasers should make their own enquiries with the Local Authority.

**TERMS**

The property is offered on a new five-year lease or multiples of five years on full repair and insuring terms as a commencing rent of £20,000 per annum.

**VAT**

Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify.

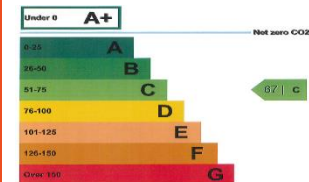
**LEGAL COSTS**

The ingoing tenant will be responsible for the landlord's legal costs in preparation of the lease.

**REFERENCE**

February 2021

**EPC**



**VIEWING**

By appointment only  
 Nabarro McAllister  
**0113 266 7666**  
[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)  
[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)



**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.

Nabarro McAllister & Co. Ltd. Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY

© [OpenStreetMap contributors](#)

