



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

**PROMINENT  
OFFICE/SHOP UNIT**

**10 IVEGATE, YEADON, LEEDS, LS19 7RE**

40.80m<sup>2</sup> (450 sq ft)



- Prominent single storey office previously occupied by Bird Holidays
- Potentially suitable for a variety of uses (STP)
- Car parking on street immediately outside and public car park opposite

**0113 2348999**

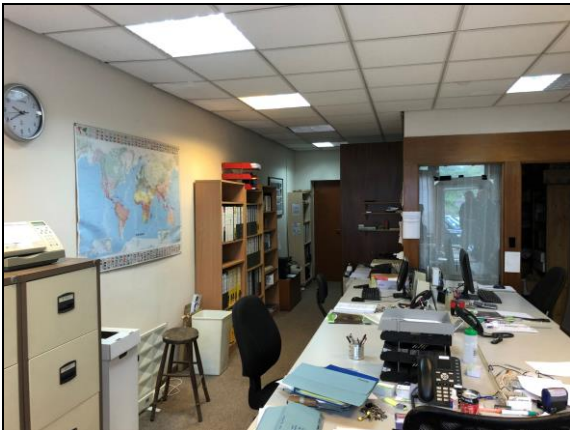
## Location

The former Bird Holidays premises are situated on the southern side of Ivegat close to its junction with High Street. The premises are adjacent Ivegat House and The Crown public house. A public car park is opposite.



## Description

10 Ivegat is a single storey stone built former travel agents which is mainly open plan but with one private office, kitchen area and WC.



## Accommodation

Open plan office with suspended ceiling incorporating recessed lighting and having a small private office to the rear.

41.80m<sup>2</sup> (450 sq ft)

## Services

We are advised the premises benefit from mains electricity, sewer drainage, water and has wall mounted electric radiators. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## EPC

An EPC will be available on request.

## Rating

We are advised the premises are assessed by the VOA as Shop & Premises RV £6,900.

The National Uniform Business Rate for 2021/22 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council Tel: 0113 2224444.

## Price

Offers are invited in excess of £100,000 for the freehold (Title WYK218900).

## VAT

VAT is not applicable.

## Anti-Money Laundering Regulations

All parties submitting offers must comply with Anti-Money Laundering Regulations.

## Legal Costs

Each party is to be responsible for their own legal costs in this matter.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Richard Barker**  
**Ben Preston**

Tel: 0113 234 8999  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)  
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**Our Ref: 3159/A/RB**  
**August 2021**

**Subject to Contract**



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**www.michaelsteel.co.uk**

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.