



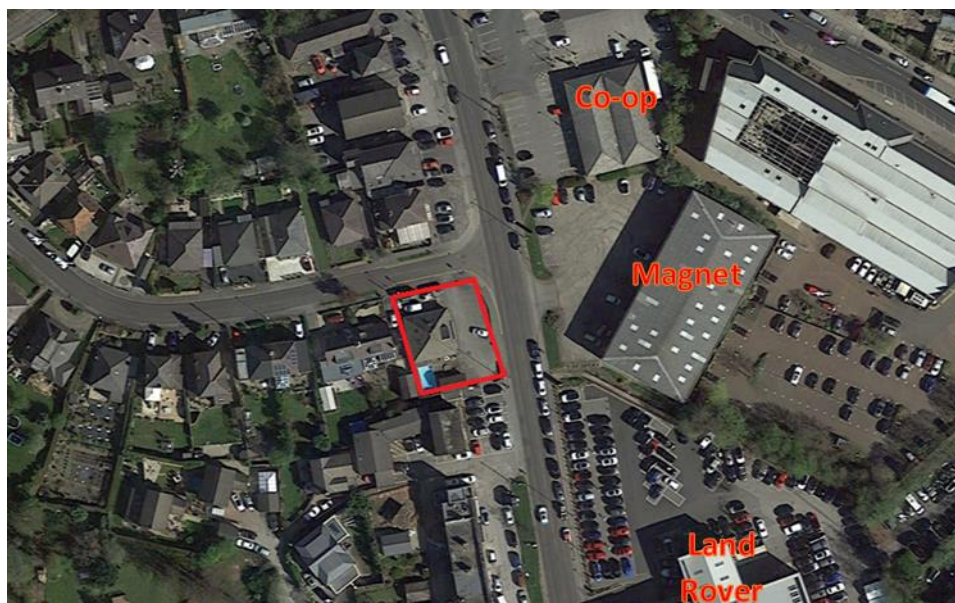
Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

**HIGHLY PROMINENT
SHOWROOM/COMMERCIAL
PREMISES WITH **P****

**14 BRADFORD ROAD, GUISELEY,
WEST YORKSHIRE, LS20 8NH**

189m² (2,031 sq ft) on 0.17 acres



- High profile predominantly single storey commercial premises previously occupied by Lennox Leisure
- Potentially suitable for a variety of retail, showroom and/or commercial uses (subject to planning)
- Immediately adjacent Co-op and Magnet Kitchens on a self contained site - **final bids 5pm Friday 03 September 2021**

0113 2348999

Location

The former Lennox Leisure premises are situated on the junction of the main Bradford Road with Tranmere Drive in the centre of Guiseley. The premises are adjacent Co-op convenience store, Magnet Kitchens and Land Rover Dealership and the immediate area is a mix of both residential (to the rear) with retail uses opposite. The Wetherby Whaler is also nearby.

Guiseley is an attractive and popular suburb of Leeds being 10 miles to the north west of Leeds city centre and 8 miles north of Bradford. The property is situated only a short distance from the intersection of the main A65 Otley Road with Bradford Road.

Description

14 Bradford Road comprises a former dwelling situated in a high profile position on the junction of Bradford Road with Tranmere Drive. The property is a rendered predominantly single storey bungalow although with a part first floor area.

The property is under a tiled hipped roof in addition to a large timber shed immediately adjacent. To the rear of the shed is a swimming pool which was constructed in association with the current owners former business (Lennox Leisure).



The property benefits from vehicular access off both Tranmere Drive and Bradford Road along with a surfaced car parking area both to the side and front of the property.

Total Site Area 0.07ha (0.17acres)

Accommodation

Ground floor 128.07m² (1,378 sq ft)
Comprising large general office, rear workshop area with kitchenette area off, store, file store, toilets along with both rear and front office.

First floor 60.69m² (653 sq ft)
Staircase leading up to first floor providing 3 stores plus bathroom (part with restricted headroom).

Gross Internal Floor Area 188.76m² (2,031 sq ft)

Timber shed/store 21.62m² (233 sq ft)

The premises also benefit from an open air swimming pool (installed by previous business).

Services

We are advised the premises benefit from all main services including electricity, gas, sewer drainage water, along with independent heating (gas fired boiler) and lighting. 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

The property has an energy rating of D (80).

Rating

We are advised the premises are assessed by the VOA at:-

Showroom & Premises RV £13,000

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

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

Lease Terms

The premises are offered by way of a new 5 year lease, or multiples thereof incorporating 5 yearly rent reviews, on an effectively full repairing and insuring lease with a commencing rent of £20,000 per annum exclusive.

Price

The landlords have advised they may consider a freehold disposal seeking offers in excess of £300,000.

Due to strong interest in the property all bids and proposals are requested by 5pm Friday 03 September 2021.

VAT

All rents and prices are quoted exclusive of VAT.

Anti-Money Laundering

All parties submitting offers must comply with anti-money laundering regulations.

Legal Costs

In the event of a letting the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Richard Barker

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richard@michaelsteel.co.uk

Our Ref: 3108/A/M
Updated September 2021

Subject to Contract



Michael Steel & Co
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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.