



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

## **TWO STORAGE YARDS**

**VIADUCT ROAD/CANALROAD, LEEDS, LS4 2AP**

0.134 ha (0.33 acres) approx.



- Storage yards with road frontage
- Two self contained sites adjacent to (but not linked through) a railway arch
- Roughly surfaced

**0113 2348999**

## Location

The storage sites are located fronting the southern side of Viaduct Road/Canal Road which links Stanningley Road (A647) with Kirkstall Road (A65) approximately 1 mile to the south of Leeds city centre.

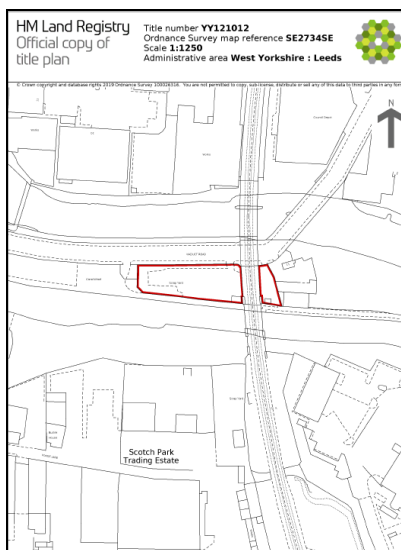
## Description

The premises comprise two parcels of broadly level and regular shaped roughly surfaced storage land.

Western land (0.28 acres)

Eastern land (0.05 acres)

**Total Site Area (0.33 acres) approx.**



## Business Rates

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

RV £14,250

## Energy Performance Certificate

The property is exempt from the requirement to have an Energy Performance Certificate.

## Lease Terms

The premises are available by way of a new lease, on terms to be agreed.

## Rent

£25,000 per annum exclusive.

## VAT

The rent is quoted exclusive of VAT. It is understood VAT is not applicable.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## Legal Costs

The tenant is to be responsible for contribution towards the landlord's legal costs incurred in connection with a transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Andrew Steel  
Ben Preston

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 1949/A/S**  
**June 2024**

**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.