



TO LET

Ground Floor - 8 Otley Rd, Leeds LS6 2AD
Prominent unit suitable for a variety of uses

Property Features

- Suitable for variety of uses including A3 / A4 (subject to planning)
- Prominent unit located in the heart of Headingley fronting Otley Road
- Unit extends to 2,653 sq ft (246.46 sq m)
- Frontage of 11.22m
- Offered by way of a new lease

Location

8 Otley Road is a prominent unit located in the heart of Headingley, 3 miles north of Leeds city centre.

Accessed and visible from Otley Road, the property is very well situated being in close proximity to all the retail, commercial and leisure amenities of this popular north Leeds suburb.

Access to Leeds city centre via the A660 Otley Road is direct and all other north Leeds suburbs are within easy driving distance via the Leeds Outer Ring Road (A6120).

Description

The self contained premises form part of a mixed use scheme with offices to the rear and The Box bar and restaurant above and adjacent.

The premises are currently occupied by TSB who will be vacating at the end of February 2020. The available ground floor space extends to circa 2,653 sq ft (246.46 sq.m). The premises are to be offered in shell condition following removal of the banks fixtures and fittings. A ground floor entrance providing DDA compliant access leads to an open plan space with existing toilet provisions located to the rear of the ground floor.

The unit is available either in its current A2 use or alternatively the landlord would consider letting for a variety of uses including B1, A3, A4 and D2 subject to planning.

Accommodation

The premises provide the following approximate Gross Internal Area:-

	<u>Sq Ft</u>	<u>Sq M</u>
8 Otley Road	2,653	246.46

Terms & Rent

The premises are available to lease by way of a new effective Full Repairing and Insuring lease at a quoting rent of £65,000 per annum.

Business Rates

The Rateable Value will be reassessed following occupation of the unit, please contact the VOA for further details

Energy Performance

The property has an energy performance rating within Band C (69).

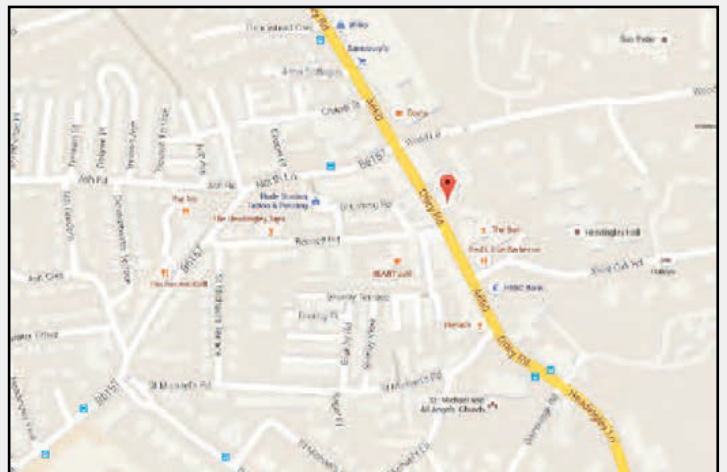
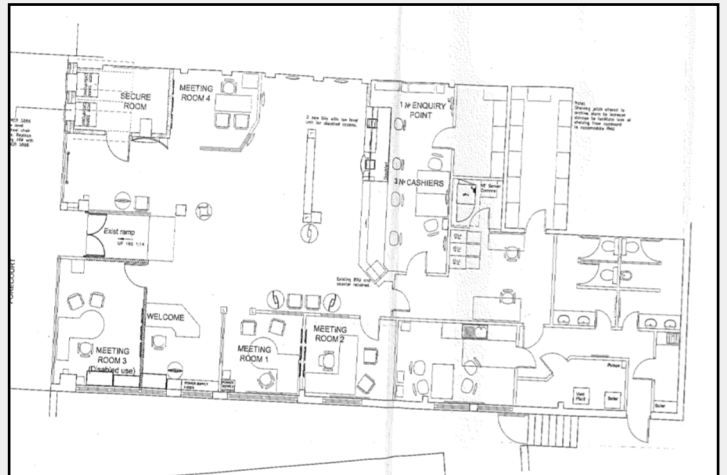
VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Plan showing current bank fit out;



Viewing and further Information:

Date: February 2020

For further information and viewing arrangements please contact sole letting agent WSB:

Robin Beagley

Tel: 0113 234 1444 / **Mob:** 0773 389 5927

Email: rbeagley@wsbproperty.co.uk

Duncan Senior

Tel: 0113 234 1444 / **Mob:** 07888 730 366

Email: dsenior@wsbproperty.co.uk

MISREPRESENTATION ACT:

WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition;