

# AWS

**CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS**

**14-16 TONG ROAD  
LEEDS  
LS12 1HX**

**TO LET (MAY SELL)  
RETAIL/SHOWROOM/WAREHOUSE  
PREMISES SUITABLE FOR A VARIETY OF  
PURPOSES  
8600 SQ FT (799 SQ M)**

**GET IN TOUCH**

**Nick Arundel**

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## LOCATION

The property is a former Chemist and showroom premises extremely prominently located on Tong Road which is to the west of Leeds City Centre benefitting from excellent access to both the latter and the motorway networks.

## DESCRIPTION

Originally a Cinema, the property has recently been used as a Chemist/Dispensary with an adjacent showroom.

The property comprises office to the Tong Road frontage which covers two storey's whilst behind there is a large, trade counter area and to the rear of that a Chemist. The unit can be cleared to provide a suit single unit.

The property can be easily adapted to suit a number of uses.

Externally there is excellent yard, parking and turning areas.

## PLANNING

The property has planning consent for its current use.

## RATEABLE VALUE

We understand the property is rated for its current use at £62,000.

## ACCOMMODATION (all areas are gross internal)

	<u>SQ FT</u>	<u>SQ M</u>
<b>Ground Floor Reception/offices/ showroom &amp; dispensery</b>	<b>7,200</b>	<b>669</b>
<b>First floor</b>	<b>1,400</b>	<b>130</b>
<b>Total</b>	<b>8,600</b>	<b>799</b>

## TERMS

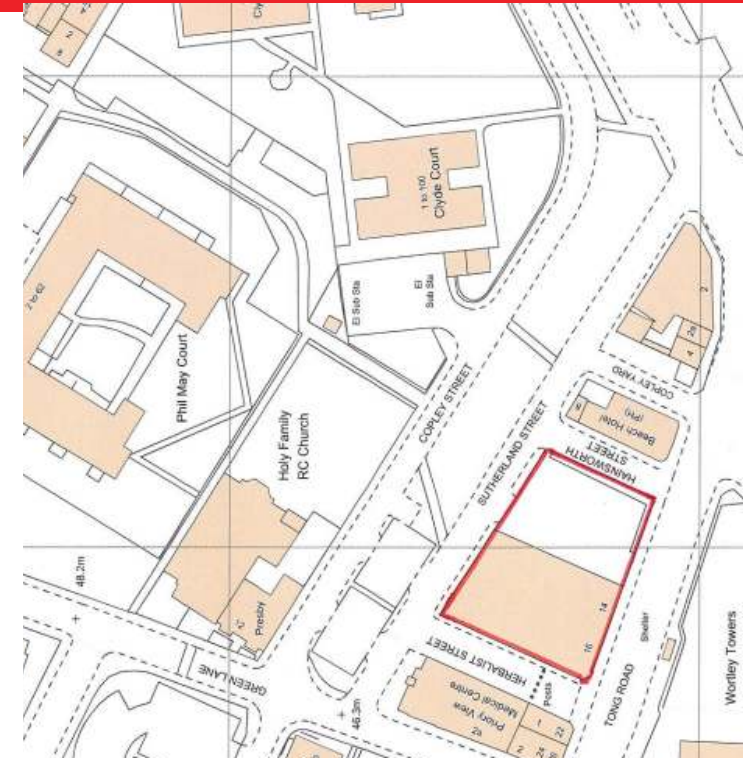
The property is available to let for a term & rent to be agreed, Our Clients will consider a freehold sale.

## ENERGY PERFORMANCE CERTIFICATE

We understand the property has an EPC rating of C.

## VIEWING

Strictly by appointment with the Sole Agents, AWS Ltd, Nick Arundel, 01132351362



## MISREPRESENTATION ACT:

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## ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.