

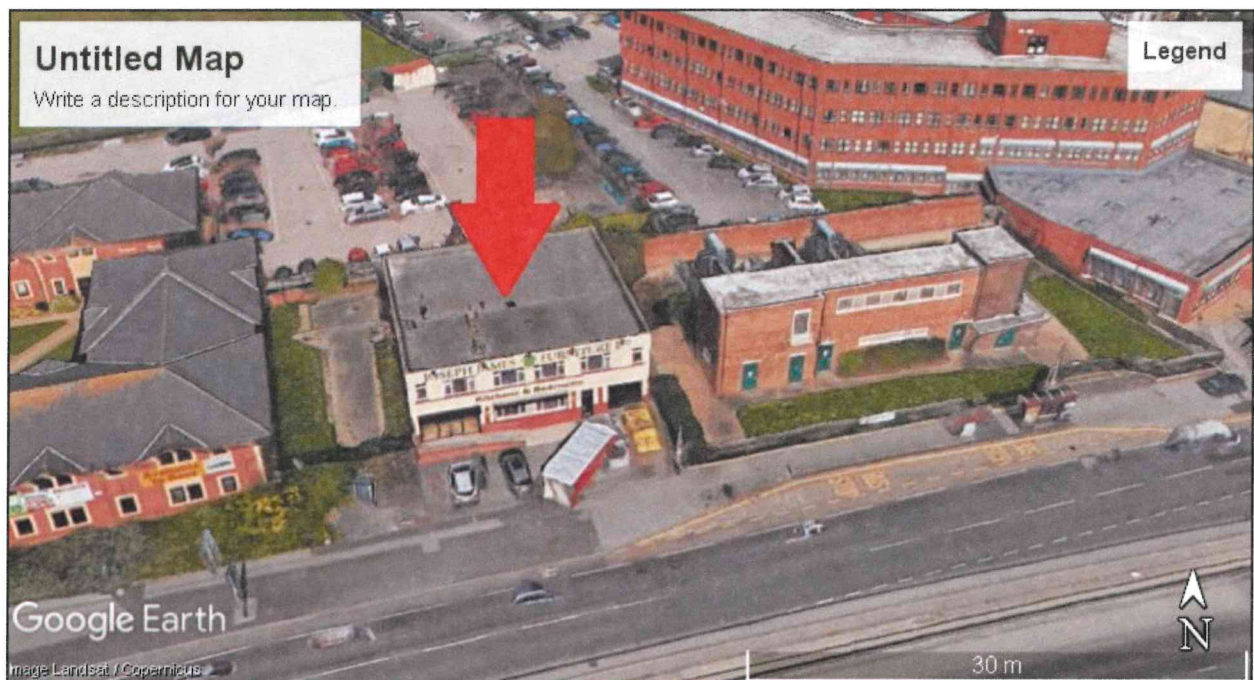


CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

# FOR SALE

**SHOWROOM, OFFICE & WORKSHOP  
FACILITY**

**525 YORK ROAD, LEEDS,  
LS9 6TA**



**6,390 SQ FT (593.64 SQ M)**

### **THE PROPERTY**

Situated close to the junction of the York Road and Harehills Lane to the north and east of Leeds City Centre, benefitting from significant prominence to the A64 and being within 3 miles of the City Centre.

### **DESCRIPTION**

The subject property is a self contained detached two storey showroom, office and workshop unit with excellent yard, parking and turning areas.

The building is divided up in accordance with the current occupiers use and can be reconfigured and redeveloped to suit.

### **ACCOMMODATION**

(all areas are gross internal)

	<u>SQ FT</u>	<u>SQ M</u>
Ground floor workshop/showroom/office	3,195	296.82
First floor showroom/office	3,195	296.82
<b>TOTAL</b>	<b>6,390</b>	<b>593.64</b>

### **PLANNING**

We understand the property has planning consent for B1, B2 and B8 use.

### **RATEABLE VALUE**

We are informed the rateable value of the property is £19,836.

### **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate is available upon request.

### **TERMS**

The property is available freehold – price on application.

### **VIEWING**

By contacting the sole agents, Nick Arundel at AWS Ltd on 0113 235 1362.

### **SUBJECT TO CONTRACT**