

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

CONFIDENTIALLY AVAILABLE
FOR SALE

PROMINENT SHOWROOM, WORKSHOP & OFFICE
UNIT 7, WEAVER STREET,
OFF KIRKSTALL ROAD
LEEDS, LS4 2AU



**8,884 SQ FT WITH 1,298 SQ FT OF MEZZANINE
STORAGE AREA**

THE PROPERTY

The subject property is located on Weaver Street with prominence to Kirkstall Road to the north west of Leeds City Centre,

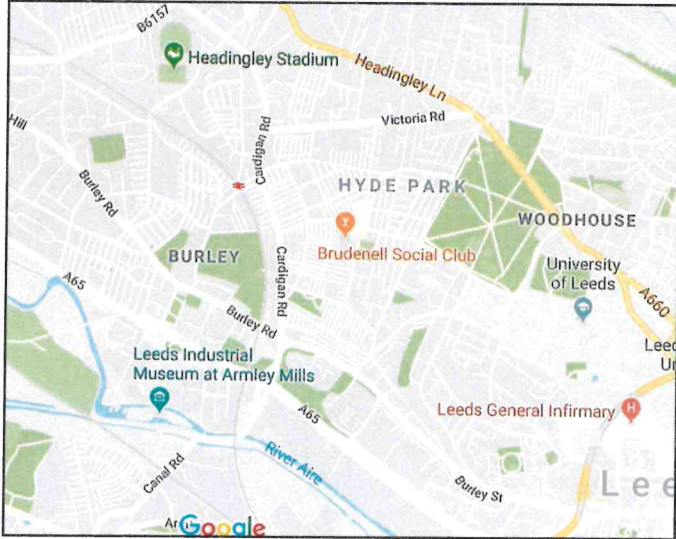
The property is situated in an area of trade counter, retail and industrial development with extensive residential property also in the vicinity.

TERMS

The property is available for sale. For further information contact the Sole Agent.

VIEWING

Strictly by appointment only by contacting the sole agents, Nick Arundel at AWS Ltd on 0113 235 1362.
SUBJECT TO CONTRACT



DESCRIPTION

The unit is a concrete frame building with brick/block walls under a pitched roof constructed in two bays both with access to the front and to the rear.

The main workshop has a clear working height of approximately 6m whilst the lower bay provides extensive showroom and office accommodation, mezzanine floor and manufacturing space.

ACCOMMODATION

(all areas are gross internal)

Ground floor workshop, office and store	7,268 sq ft
First floor office	1,576 sq ft
Total	8,844 sq ft
Mezzanine storage	1,298

PLANNING

We understand the property has planning for its current use.

RATEABLE VALUE

We understand the property has a rateable value of £18,000.

EPC

An epc is available upon request.

