

UPPER FLOORS 1 SPRINGFIELD ROAD GUISELEY LS20 8AL

£6,000 PER ANNUM



FIRST AND SECOND FLOOR ACCOMMODATION SUITABLE FOR A VARIETY OF USES SUBJECT TO NECESSARY PLANNING CONSENTS, CENTRALLY LOCATED IN GUISELEY TOWN CENTRE.

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1 SPRINGFIELD ROAD, GUISELEY, LS20 8AL

Situated on Springfield Road, this property was refurbished approximately 18 months ago, creating quality dynamic accommodation in a central position in Guiseley Town Centre. Following the successful leasing of the ground floor accommodation the first and second floor areas are available and are suitable for a variety of uses subject to the necessary planning consents. We do not hesitate to recommend arranging an appointment to view to fully appreciate what this property has to offer.

The accommodation with gas central heating and uPVC double glazing comprises (All measurements are approximate):-

FIRST FLOOR

Open Plan Area *27'2" x 14'5" max (8.28m x 4.39m max)*
With two central heating radiators, staircase to second floor with storage cupboard under, uPVC double glazed windows to front and rear elevations and access to W.C.

W.C. *5'7" x 5'2" (1.7m x 1.57m)*
Fitted with modern white suite comprising low level W.C. and pedestal wash hand basin. Opaque uPVC double glazed window to front elevation.

SECOND FLOOR

Landing With access to loft storage area and the following rooms:

Consult. Room 1 *12'6" x 10'11" max (3.81m x 3.33m max)*
With uPVC double glazed window to rear elevation, central heating radiator and walk in cupboard housing combination gas boiler.

Consult. Room 2 *14'1" x 8'6" (4.29m x 2.59m)*
With uPVC double glazed window to front elevation and central heating radiator.

Consult. Room 3 *9'5" x 5'5" (2.87m x 1.65m)*
With uPVC double glazed window to the front elevation and central heating radiator.

IMAGES

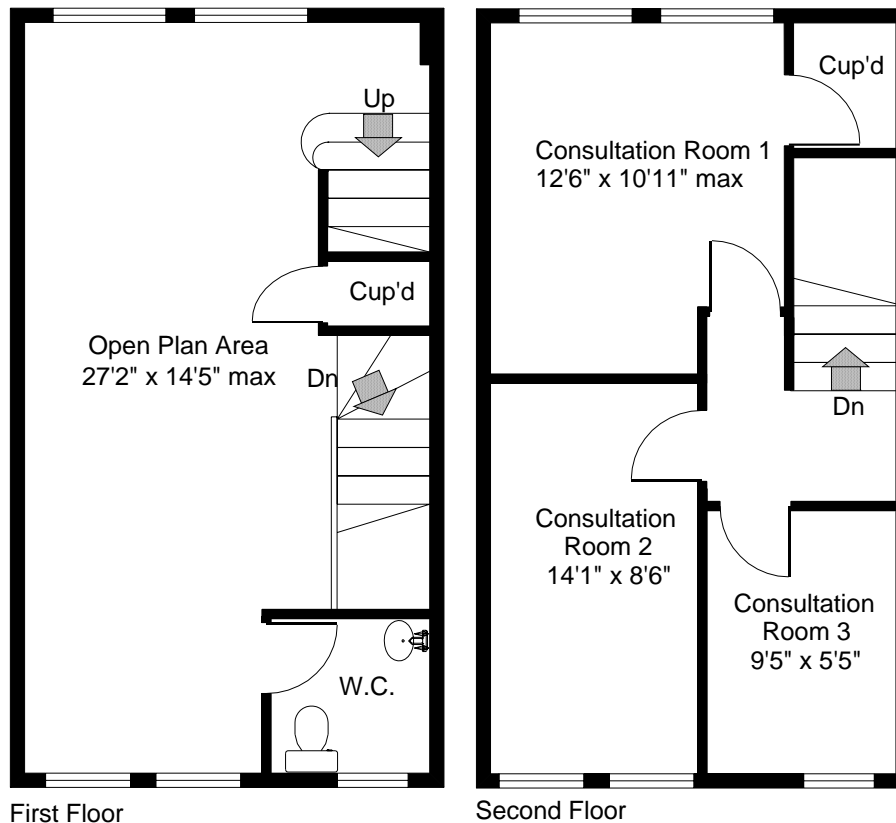


First Floor



Second Floor

FLOORPLAN:



First Floor

Second Floor

1 Springfield Road, Guiseley, LS20 8AL
Existing plan.

The illustration shown is for identification purposes only. Not to scale.

PLEASE NOTE:

Our client has advised us that there are some minor works to be carried out to divide the upper floors from the ground floor. Please do not rely solely on this floor plan. For further information please contact Chris Wood at Dale Eddison Commercial on 01943 465465 or by email chris@daleeddison.co.uk

- LEASE:** The property is offered by way of a new internal repairing and insuring lease for an initial term of 2 years, to be co-terminus with the lease on the ground floor of the property.
- RENT:** £ 6,000 per annum.
- VAT:** We are informed that VAT is not applicable to the rent for this property.
- RATING:** We expect this property to be re-valued for Business Rates purposes. We recommend that interested parties check the actual rates payable with Leeds City Council Business Rates department.
- PLANNING:** We are informed by Leeds City Council that this property benefits from planning permission for A1 (Retail) Use. We specifically ask all interested parties to contact the local planning department to ensure that they satisfy themselves that the property has permission for their desired usage.
- COSTS:** The incoming tenant is to be responsible for the reasonable legal costs incurred by the landlord in this transaction.
- DIRECTIONS:** The shop is located in central Guiseley. From Dale Eddisons offices in the centre of Guiseley, proceed along the Otley Road in the direction of Leeds. After a short distance turn left into Springfield Road, where the property can be found on the left hand side.
- VIEWING:** Arrangements can be made to view by prior appointment with Chris Wood at Dale Eddison Commercial. Telephone: 01943 465465 or 01943 873613. Alternatively please email chris@daleeddison.co.uk
- PLEASE NOTE:** These particulars are intended to give a fair description of the property as a guide to tenants, accordingly a) their accuracy is not guaranteed and neither Dale Eddison Limited nor the landlord(s) or tenant(s) accept any liability in respect of their contents, b) they do not constitute any offer or contract of sale and c) any prospective tenant should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars. The measurements in these particulars are approximate and are provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the letting.