

# TO LET

## Showroom / Trade Counter & First Floor Stores / Offices DUE TO BUSINESS RELOCATION



**HOLDER & CO**  
Property Consultants



## 269 Tong Road, Wortley, Leeds, LS12 4NQ

- Highly prominent location
- Approx. 17,000 vehicles passing per day
- GF Trade Counter / Showroom with FF Workshop / Stores / Offices
- Loading access via secure yard
- Parking to front elevation







## LOCATION

The property is located just 2.3 miles from Leeds City Centre and benefits from a highly prominent frontage to Tong Rd which is one of the main arterial routes between Leeds and Bradford. The surrounding area is typified by trade, industrial and retail occupiers including Aldi, Torque Logistics and Travis Perkins

## DESCRIPTION

Detached two storey premises consisting of showroom / trade counter on the ground floor and offices / stores on the first floor, complete with a secure yard to the side elevation accessed via a roller shutter door.

**The secure yard outlined in red can be made available via separate negotiation.**

The landlord will consider a letting in whole (both ground floor and first floor) or in part (ground floor only OR first floor only).

## TERMS

The premises are offered TO LET at a quoting rental of £76,500 per annum exclusive of VAT.

## RATEABLE VALUE

Described on the Valuation Office Website as 'showroom & premises' the property has a rateable value of £67,000. Further enquiries should be directed to Leeds City Council.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice.

Description	Sq M	Sq ft
Ground Floor Showroom	899.12	9,678
First Floor Stores / Offices	873.66	9,404
<b>Total</b>	<b>1,772.78</b>	<b>19,082</b>

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## CONTACT

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