



**2B IVEGATE  
YEADON  
LEEDS  
LS19 7RE**

**TO LET**

**RETAIL PREMISES**

**258 SQ FT (24 SQ M)**

## LOCATION

The property is located on Ivegate, just off Yeadon High Street. It is situated within close proximity to Yeadon Town Hall. The property also benefits from being located near a public car park and high street parking.

## DESCRIPTION

The property comprises a two-storey, stone-built property within which the ground floor retail unit is available. Internally, the shop is open plan and benefits from storage, WC and kitchenette facilities.

## ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2<sup>nd</sup> Edition, January 2018, the unit provides an approximate area of 258 sq ft (24 sq m).

## TERMS

The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£7,000p.a.**

## BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of **£3,700**. Interested parties are advised to direct further enquiries to the local authority.

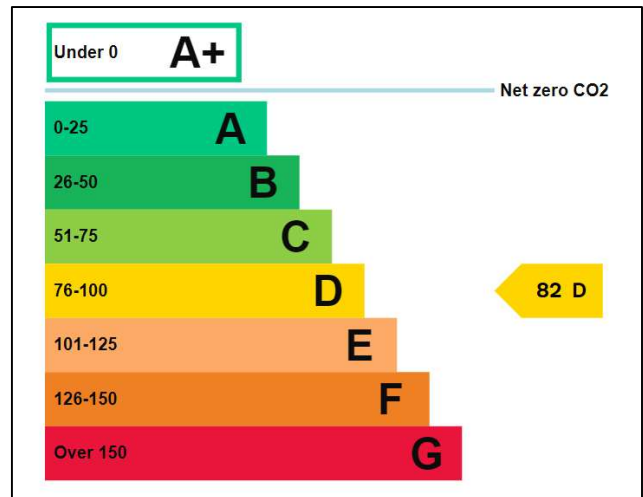
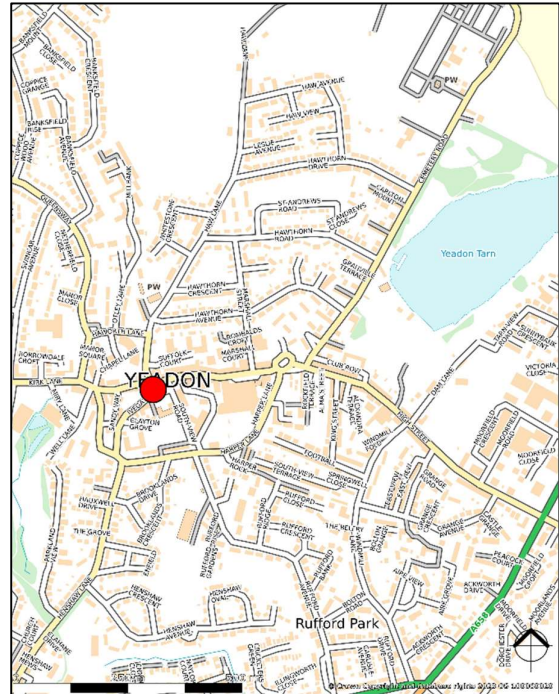
## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)) or Simon Dalingwater on 0113 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)).

## SUBJECT TO CONTRACT

Details prepared October 2023

SPD/LPJ



MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.