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**CARTER TOWLER**

CHARTERED SURVEYORS

**TO LET**  
**HIGHLY PROMINENT SHOWROOM/OFFICE**  
**UNIT**  
**730 sq ft (68 sq m)**



- High profile single storey showroom/office
- Strategically located for good access
- Prominent position

**CRESCENT TRADING ESTATE,  
DEWSBURY ROAD  
LEEDS,  
LS11 5LQ**

## Crescent Trading Estate, Dewsbury Road, Leeds, LS11 5LQ

### LOCATION

Crescent Trading Estate is prominently situated within south Leeds with substantial frontage to the A653 Dewsbury Road. The A653 Dewsbury Road provides access direct into Leeds city centre along with excellent links to the M621 (junction 5) and M1/M62 corridors.

### DESCRIPTION

Crescent Trading Estate comprises a terrace of refurbished/modern industrial/trade warehouse units being steel portal framed part blockwork and brick built with profile metal cladding to the external elevations. Adjacent Dewsbury Road is the showroom which comprises a single storey brick built showroom/office space incorporating WC's and kitchen area. The property benefits from use of an extensive shared yard area for loading & parking.

### ACCOMMODATION

The unit has the following approximate net internal floor areas:-

Showroom/ Office - **730 sq ft (67.81 sq m)**

Single storey retail/office premises incorporating kitchen and WC.

### SERVICES

We are advised all main services including three phase electricity are connected to Crescent Trading Estate as well as individual appliances including lighting. However no tests have been carried out on any of the services or appliances and therefore we are unable to comment as to their condition or capacity.

### RATING

The accommodation is currently assessed for rating purposes as follows:-

<u>Description</u>	<u>Rateable Value</u>
"Showroom and Premises" UBR 2019/2020	<b>to be reassessed £0.491</b>

Due to transitional relief provisions the rates payable with regard to this property may have no relation to the rateable value. Interested parties are advised to check with the Local Authority as to the current rate liability.

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## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate can be made available upon request.

## **LEASE TERMS**

The property is available by way of a new full repairing and insuring lease, for a term of years to be agreed at a guide rental of **£5,000 per annum exclusive** of VAT, rates, service charge, utilities, insurance, and any other outgoings.

## **VAT**

All rents are quoted exclusive of VAT.

## **VIEWING / FURTHER INFORMATION**

For further information or to arrange a viewing please call the sole letting agents:-

**CARTER TOWLER LIMITED**  
**0113 245 1447**

**Max Vause**  
[maxvause@cartertowler.co.uk](mailto:maxvause@cartertowler.co.uk)

**(REF: MV.CM.17242)**

**Details updated April 2019**