



INDUSTRIAL OFFICES RETAIL INVESTMENT DEVELOPMENT

**1ST FLOOR, 35-39 IVEGATE
YEADON, LS19 7RE**



**TO LET
FIRST FLOOR OFFICES AND RETAIL
2000 SQ. FT. (185 SQ. M)
SUITABLE FOR A VARIETY OF USES
(SUBJECT TO PLANNING PERMISSION)**

RENT: £20,000 P.A.

CONTACT:
Richard Heslop – 01943 662662
richard@de-commercial.co.uk

LOCATION

The property is located on the west side of Ivegate on the edge of Yeadon town centre. The retail and leisure amenities of Yeadon High Street are within a few minutes' walk.

There is free car parking available in a car park adjacent to the property.

DESCRIPTION

The premises comprise 3 self-contained adjoining open plan offices / show room accommodation on the first floor. Ideally suited as a show room for home related products, the property lends itself to alternative uses including medical consulting rooms and professional / financial services.

ACCOMMODATION

2000 sq. ft. (185 sq. m).

SPECIFICATION

Self-contained;
Gas fired central heating;
Carpeting;
Kitchen;
W.C.

TENURE

The property is available on a new lease for a term to be agreed.

RENT

The quoting rent is £20,000 p.a.

RATEABLE VALUE

Ground Floor - £2,225
First Floor - £2,000

TERMS

The property is available on a new lease for a term by arrangement.

LEGAL COSTS

Each party responsible for their own legal costs.

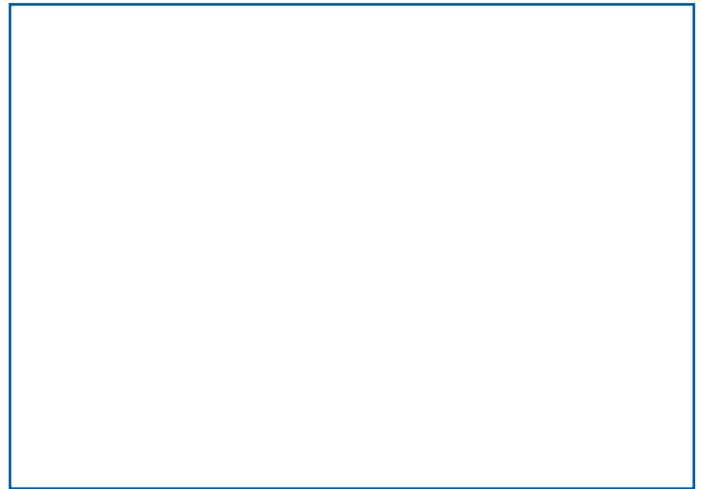
SERVICES

We understand that services are installed or are available. However, we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services.

VIEWING

Strictly by appointment only, contact:-
Richard Heslop: 01943 662662
Or email richard@de-commercial.co.uk





MISREPRESENTATION ACT

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Money Laundering Regulations (introduced 26th June 2017). To enable us to comply with the recently expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a sale has been agreed.