

sharma
williamson

Chartered Surveyors
Commercial Property Agents

45 Oxford Road
Guiseley, LEEDS
LS20 8AB



TO LET

- Former Bank Branch Premises with Ground Floor of **123.2 sq m (1,326 sq ft)** and Useful Basement Stores
- Busy Town Centre Location Opposite Guiseley Train Station.
- Dedicated Car Parking
- Rent - **£30,000 per annum**

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SITUATION

The premises occupy a central location within Guiseley Town Centre, a popular residential suburb approx. 8 miles north west of Leeds.

The premises are situated very close to its junction with A65 (Otley Road), the main arterial route serving the town which also represents the main shopping street. Numerous bars, restaurants etc. are represented (The Potting Shed, Corner House Kitchen, Station etc.) whilst the Centre is anchored by a sizeable Morrisons supermarket and Guiseley Retail Park closeby.

Next door is Guiseley Post Office whilst a short distance opposite is Guiseley Train Station.

PROPERTY/ACCOMMODATION

The premises are arranged predominantly at ground floor / basement levels having been occupied by a bank for a significant number of years, forming part of this attractive fair faced stone building.

The premises enjoy extensive frontage onto Oxford Road and internally, provide the following approximate net internal floor areas.

	Sq m	Sq ft
<u>Ground floor</u>		
Former Banking Hall with partitioning to form: Private interview room Staff kitchen Female WCs Stores Private office		
Overall	123.2	1,326
<u>First floor</u>		
Male WCs	-	-
<u>Basement</u>		
Various stores		
Overall	83.3	897

NB – these floor areas have been taken from the VOA website.

The upper floors are occupied separately and do not form part of this transaction.

Externally, a side access road leads to a rear car park (shared with the upper floors) – spaces to be allocated if required.

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:-

Rateable Value:	£25,000
Rates Payable (approx.):	£12,475

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

RENT

£30,000 per annum exclusive Subject to Lease.

LEASE

The property is available to let upon a new full repairing (with Service Charge) and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

LEGAL COSTS

Each party to be responsible for their own fees incurred in this transaction.

VAT

Our clients advise that VAT is not chargeable on the rent, but they reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **D**, a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(March 2024)

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