

# FOR SALE

# LM ONE.

## MAY LET

COMMERCIAL UNIT WHICH CAN BE  
UTILISED AS OFFICES/ LABORATORY/  
WORKSHOP OR LIGHT INDUSTRIAL



## REGENCY HOUSE, BRICKMILL ROAD, PUDSEY, LS28 9EN

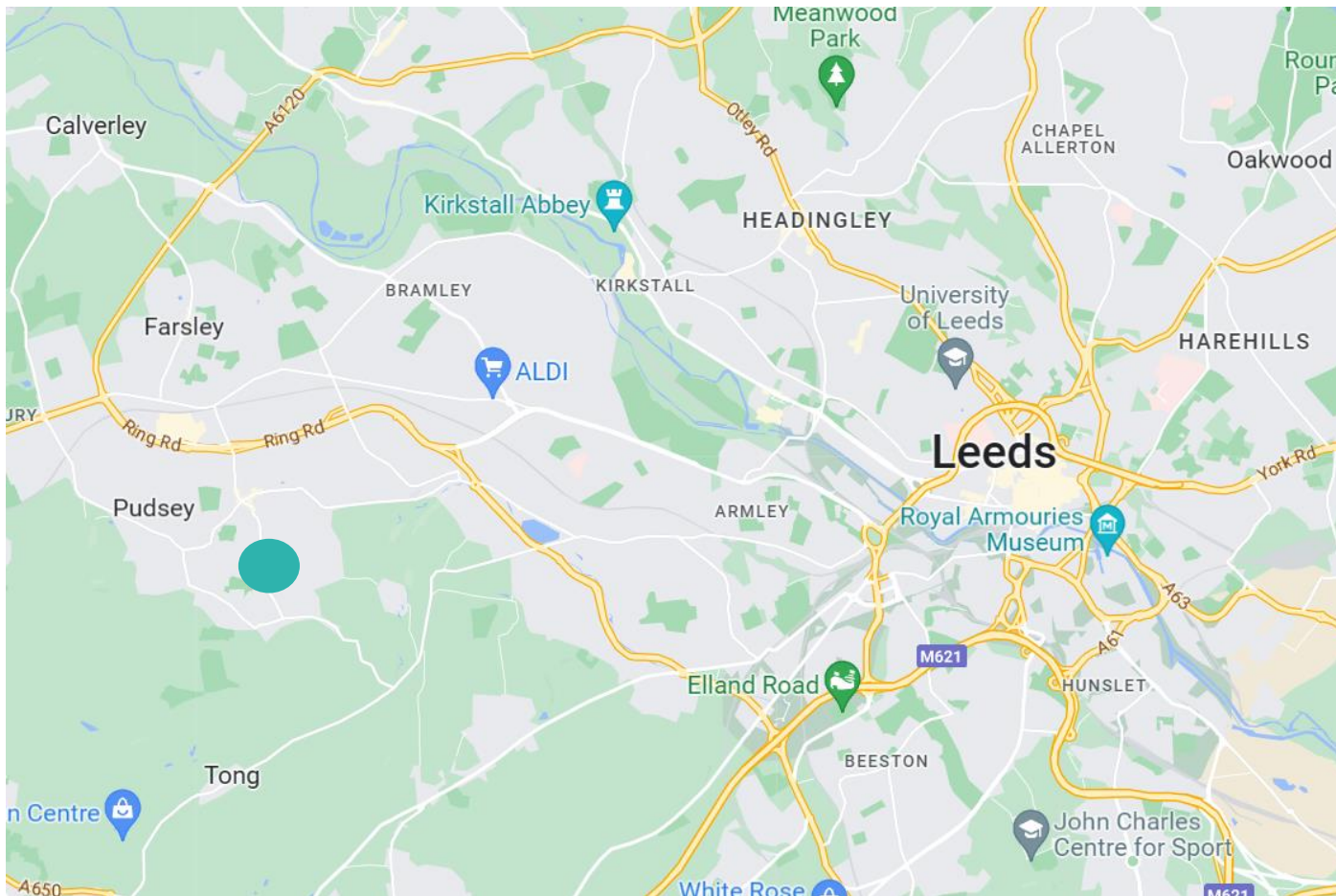
Price – £330,000

Size – 3,000 sq ft GIA

- Suitable for a variety of commercial uses
- Off street parking
- Residential redevelopment opportunity subject to planning

# SALE & LEASE CONSIDERATIONS

- for Sale (Freehold) or may Let
- Quoting £330,000 Subject to Contract
- Rent - £33,000 per annum exclusive
- Extending to 3,000 sq ft on a GIA basis
- Suitable for a variety of uses including office, laboratory, workshop or light industrial.
- Off street parking down one side of the property
- Residential redevelopment opportunity subject to planning permission



## LOCATION

The property is located in Pudsey which is a town found between Leeds and Bradford, being 4 miles west of Leeds city centre.

Transport links are good with the M62 leading to Manchester south of the subject property and the Leeds ring road (A647) under a kilometre away.

## DESCRIPTION

The property comprises a stone building under a slate tiled roof incorporating wire reinforced glass panels on the north side. Situated on a slope the building is over 2 storey with the main entrance via a stone stair case to ground floor and basement accessed from the rear following the level change. Externally the property has a tarmac surfaced car parking area to the northern side of the plot.

The premises have uPVC windows throughout. Internally there is a reception area and glass partitions creating a private office and laboratory space to the rear with goods lift to the basement. The lab space benefits from a suspended ceiling with recessed lighting. In addition, the property has a wet central heating system.

Downstairs the basement is compartmentalised to create multiple workshop areas utilised for electronics production. Access to the rear from outdoors and via a staircase to the front internally.

Ground floor	1,410 sq ft
Basement	1,330 sq ft
External storage	259 sq ft
<b>Total</b>	<b>3,000 sq ft</b>





## PRICE & RENT

Quoting £330,000 Freehold and to Lease £33,000 per annum exclusive

## BUSINESS RATES

The property Rateable Value has been assessed to £8,600. Interested parties are advised to make their own enquiries with the Local Authority.

## EPC

The EPC is available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / [Matt@LM1.agency](mailto:Matt@LM1.agency)

Tel / 07552 476 571

Email / [Steven@LM1.agency](mailto:Steven@LM1.agency)

April 2023

**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)



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