

## PROMINENT RETAIL UNIT

284 SQ FT (26.4 SQ M)

- Kitchenette facilities
- WC facilities
- Central Rothwell location
- Prominent unit



11 Marsh Street  
Rothwell, Leeds  
LS26 0AG

£6,000  
per annum

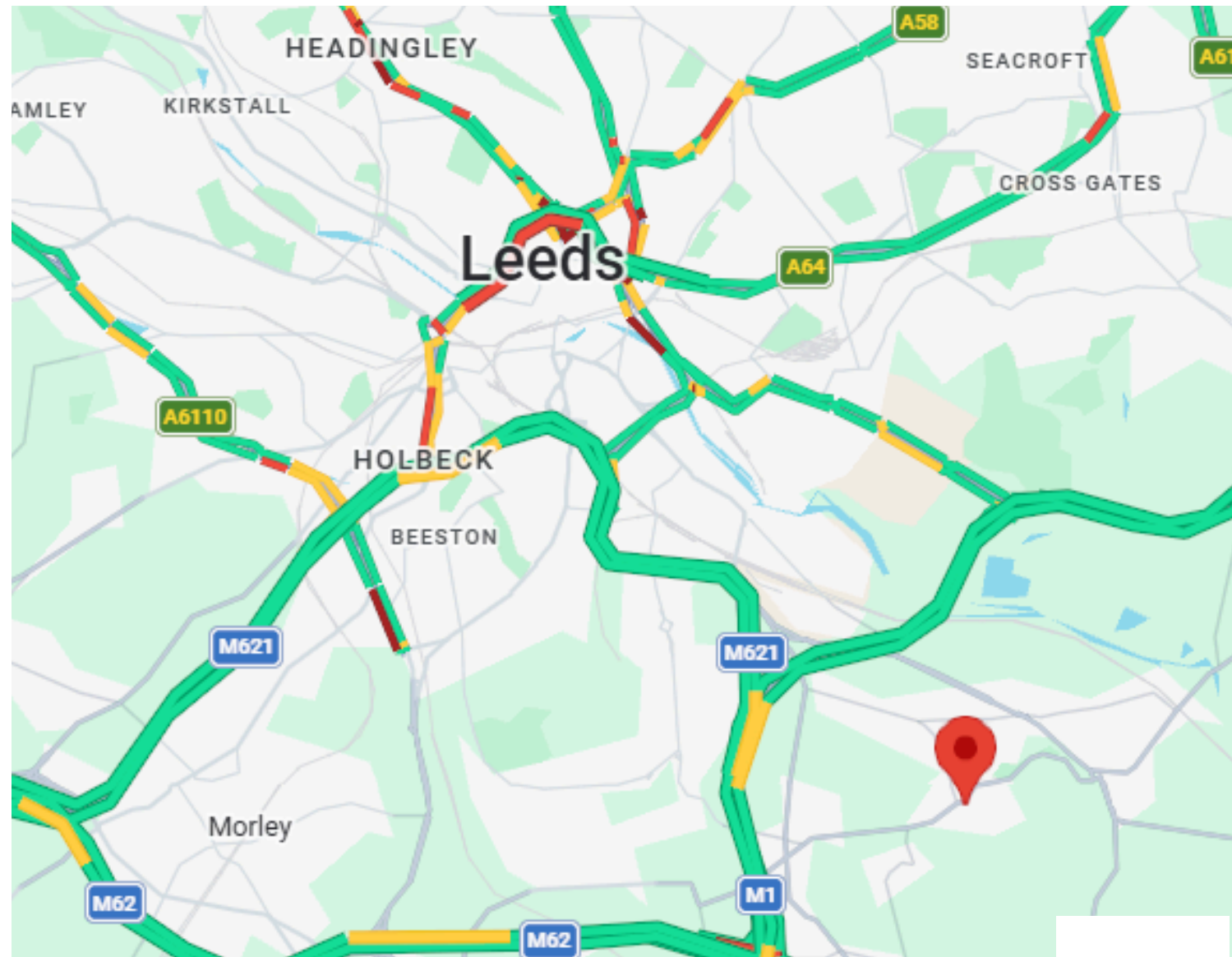


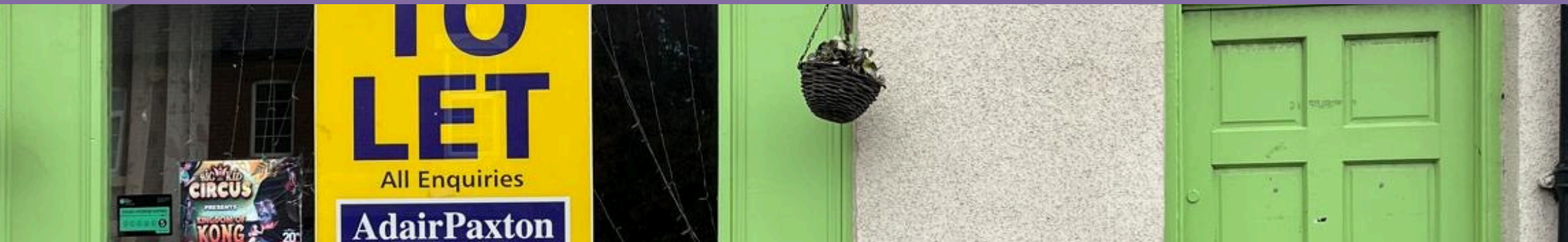
commercial@adairpaxton.co.uk  
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# LOCATION

The subject property is positioned in Rothwell, just a 10 minute drive from the M1 and M62.

Leeds city centre is 8 miles from the property, providing a great access point.





## EPC

The property currently benefits from an EPC rating of C-65

## VAT

VAT is not applicable.

## LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

## 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 commencing rent of £6000 per annum.

## RATEABLE VALUE

The current rateable value is £3,450.

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# FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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Property Specialists ■ ■ ■ ■