

1 Weaver Street

Burley, Leeds, LS4 2AU



Agreement

For Sale



Detail

Place of Worship / Office



Price

£450,000



Size

383.46sq m (4,126sq ft)



Location

Burley, LS2 2AU



Property ID

731.4684a (1239279)

For Viewing & All Other Enquiries Please Contact:

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MRICS

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Graduate Surveyor

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Property

The property consists of a two storey brick built office/function space under a pitched roof with a secure external area for parking.

The ground floor comprises of a welcoming reception area with a well maintained large function room. The space further benefits from suspended ceilings as well as a kitchen to the rear.

The first floor consists of a large open plan room with a smaller private room, both benefiting from suspended ceilings and LED lighting. Additionally, both floors contain WC facilities.

The premises had previously been used for a place of worship however is suitable for a variety of uses (STP).

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor	199.26	2144
First Floor	184.20	1982
Total GIA	383.46	4,126

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Energy Performance Certificate

An EPC has been commissioned.

Rates

The property will require to be reassessed.

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Price

£450,000

VAT

Prices are exclusive of VAT if chargeable.

Legal Costs

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

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is conveniently located on Weaver Street, just off Kirkstall Road (A65) which is a main arterial route into Leeds city centre.

The premises is 1½ miles from Leeds city centre and benefits from easy access to motorway links by means of the A58 (M).

The property lies in Burley which is predominantly a residential area albeit Weaver Street / Kirkstall Road consists of mainly commercial occupiers.







