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# TO LET

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- ✔ Suitable for a range of alternative uses
- ✔ Car park for around 20 vehicles
- ✔ Sites extends to 0.31 acre (0.13 hectare)
- ✔ EPC rating C



The Wellington, 51 Low Road, Leeds LS10 1QR

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Roadside Retail Opportunity

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5,901 Sq Ft  
(548 Sq M)

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# The Wellington, 51 Low Road, Leeds LS10 1QR

## DESCRIPTION

The building provides a brick-built former public house used for the last 15 years as a dental clinic but now potentially suitable for a range of alternative uses, subject to the necessary consents. The property benefits from high volumes of passing traffic with the site having a high profile frontage to the main road and a car park for around 20 vehicles to the rear.

## LOCATION

The subject property is situated fronting Low Road (A61), approximately 1½ miles south east of Leeds city centre. Low Road (A61) is a main arterial route in and out of Leeds city centre to Junction 7 of the M621 and to Wakefield and other locations beyond. The immediate area is predominantly of mixed use with the majority of occupiers being motor trade or other roadside uses.



## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor	2,314	215
First Floor	2,027	188
Second Floor	727	68
Basement	833	77
<b>Total</b>	<b>5,901</b>	<b>548</b>

## TERMS

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

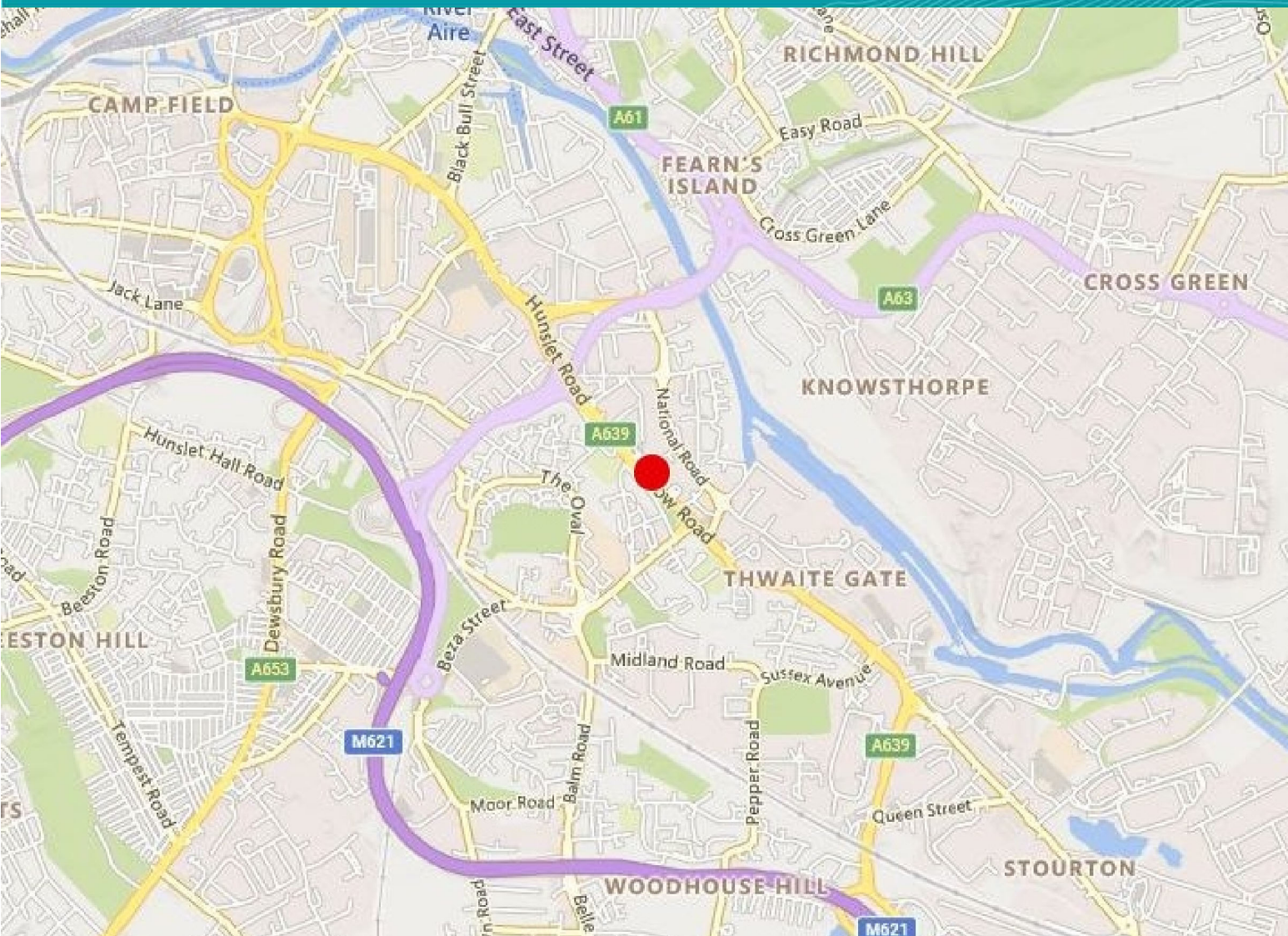
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.





## PLANNING

The ground floor of the property currently has permission for health care services (app no. 09/05570/FU Granted 16/02/2010) which falls under Use Class E. Permitted uses within Use Class E (Commercial, Business and Service Use) includes the use,, for all or any of the following purposes:

- a) Shop other than for the sale of hot food
- b) Food and drink which is mostly consumed on the premises
- c) The following kinds of services principally to visiting members of the public
  - i. financial services
  - ii. professional services (other than medical services)
  - iii. any other services which it is appropriate to provide in a commercial, business or service locality
- d) Indoor sport and recreation
- e) Medical services not attached to the residence of the practitioner.
- f) Non-residential creche, day centre or nursery
- g)
  - i) office
  - ii) the research and development of products or processes or
  - iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area).

The first and second floor of the property currently has permission for residential training which falls under Use Class C2 (Residential institution).

Any other uses would be subject to a formal change of use of prior approval application.

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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