

FOR SALE OFFICE + PREMISES

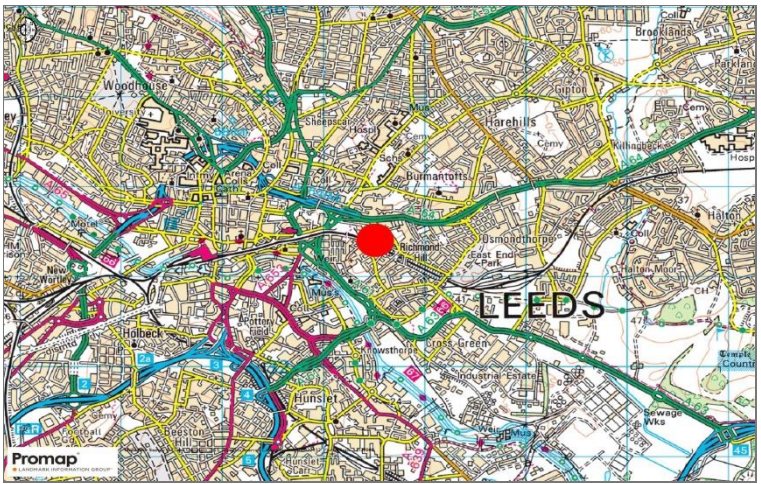


RICHMOND HOUSE, 2 LAVENDER WALK, LEEDS, LS9 8JB

OFFERS IN THE REGION OF £350,000

- \ Located close to York Road, an arterial route into the city.
- \ Available with vacant possession.
- \ Of interest to owner occupiers.

AVAILABLE SPACE
426.64m² (4,692sq ft)



LOCATION

Richmond House is located to the east of Leeds city centre, with the A64 only a 2 minute drive away. The property benefits from excellent road links as the M621 is roughly 2 miles and the M1 3 miles from the property.

DESCRIPTION

The detached property located to the east of the city centre is currently being used as offices. The area has a mix of industrial and residential properties.

Externally the property benefits from a small yard to the front currently used as a car park, a yard to the rear and garages with 6 bays.

UNIT	M ²	SQ FT
Ground floor	88.85	956
First Floor	77.76	837
Second floor	44.33	477
Garages	215.70	2,322
Total	426.64	4,692

RATEABLE VALUE

The premises will require reassessing upon occupation.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Offers in the region of £350,000.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 0113 241 0940
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SUBJECT TO CONTRACT
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Important Information

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Eddisons

Energy Performance Certificate

Non-Domestic Building



Richmond House
2 Lavender Walk
LEEDS
LS9 8JB

Certificate Reference Number:
0497-9537-3430-9000-9803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 131

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	349
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	94.09
Primary energy use (kWh/m ² per year):	556.55

Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

81

If typical of the existing stock