

LOCK-UP GARAGE TO LET GIA 44.1m² (474 sq ft) approx. REAR OF 394 DEWSBURY ROAD, LEEDS, LS11 7JX



- LOCATION:** Approximately 2 miles south of Leeds city centre and midway between junction 4 of M621 and the outer ring road at Millshaw. Close to the junction with Barkly Road.
- DESCRIPTION:** A brick-built garage under a pitched roof with wooden sliding access door (2.6m (H) x 5.2m (W) approx.). Side entrance door and WC. Mains water and electricity supply (not tested and no warranties given). GIA: 7.6m x 5.8m approx.
- RENT:** **£700 pcm exclusive**
- RATING:** From the VOA website the 2026 Rateable Value is £4,050. Qualifying Tenants to be eligible for **100% small business rates relief**. Contact Leeds City Council – Business Rates Department for further information.
- VIEWING:** By appointment through this office

JUNE 2026

MISREPRESENTATION ACT 1967

All statements in these particulars are made without responsibility on the part of Mawsons or the Vendor/Lessor. None of the statements contained in these particulars is to be relied on as a statement or representation of fact.

Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither Mawsons nor any person in their employment has authority to make or give any representation or warranty whatsoever in relation to these properties. Properties are offered subject to contract. No responsibility is taken for any inaccuracy or expense incurred in viewing.

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