

STORAGE UNIT & YARD TO LET GIA 36.3m² (391 sq ft) approx.

STABLE GARAGE, GROVE ROAD, PUDSEY, LS28 7SD



- LOCATION:** Market town of Pudsey, which lies approx. 6 miles west of Leeds and 5 miles east of Bradford. The property is situated in the centre of the town off Chapeltown on Grove Rd.
- DESCRIPTION:** A basic stone-built garage under a pitched roof with wooden access door and open plan ground floor area. Additional storage to mezzanine. Mains electricity supply (Landlord to provide a valid EICR) but **NO WATER**. Good size and secure yard to outside.
- RENT:** **£600 pcm exclusive**
- INSURANCE:** £83.50 per annum and based on latest premium (2025/2026)
- RATING:** From the VOA website the 2026 Rateable Value is £6,300. 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.

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ALL PRICES & RENTS QUOTED ARE EXCLUSIVE OF V.A.T.

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