

Starkeys

Chartered Surveyors

FIRST FLOOR OFFICES WITH CAR PARKING SUITE 4, TARN HOUSE HIGH STREET YEADON



51.07M² (550 SQ. FT.)

- Prominent location fronting High Street
- Refurbished accommodation
- Allocated car parking to the rear

TO LET - £7,750 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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**FIRST FLOOR OFFICES WITH CAR PARKING
SUITES 4, TARN HOUSE
HIGH STREET
YEADON**

1. LOCATION:

The premises are located in the centre of Yeadon fronting High Street, close to its junction with the Harper Lane roundabout. Yeadon is located approximately eight miles North West of Leeds city centre, with Leeds/Bradford airport being nearby. A number of national multiples are situated in Yeadon including Morrisons supermarket.

2. GENERAL DESCRIPTION:

The premises are situated on the first floor of a two storey retail and office building. The offices are accessed via a shared entrance lobby, where male and female WC facilities and a kitchenette are also located.

The suite comprises an open plan office, with additional private office/meeting room and a store room. The offices benefit from LED lighting, carpeted floors and central heating.

At the rear of the building are car parking facilities for the tenants of Tarn House, with 2 parking spaces for Suite 4.



3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

Suite 4 **51.07m² (550 sq. ft.)**

Includes:

Main Office	38.32m ² (413 sq. ft.)
Private Office/Meeting Room	8.73m ² (94 sq. ft.)
Store	4.02m ² (43 sq. ft.)

4. RATING:

The rating authority is Leeds City Council. We have inspected the Valuation Office website which states the premises have the followings Rateable Value:

Suite 4 - £4,750 (Offices and Premises).

The Uniform Business Rate for 2025/26 is £0.499.

The above information was obtained from the Valuation Office website and interested parties should seek verification of the information provided.

5. LEASE TERMS:

The accommodation is offered to let for a term to be agreed on a new effective full repairing and insuring lease at the following initial rent:

Suite 4 - £7,750 per annum

Rents are exclusive of rates, utilities and other outgoings and payable quarterly in advance. A service charge is levied in respect of maintenance of the exterior, car park and common facilities.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The premises have an Energy Performance Asset Rating of B (42).

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:-

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY
BINGLEY
BD16 1PY**

TELEPHONE:- 01274 307910

Amended 3 December 2025

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.