

**OFFICE INVESTMENT
18 SPRINGFIELD COURT
GUISELEY**



- Situated on Springfield Court, off Otley Road (A65) within the main retailing area of Guiseley.
- Modern office investment providing accommodation on ground and first floor levels.
- Currently let and producing £16,000 per annum exclusive.

FOR SALE - £225,000

Starkeys Chartered Surveyors, 3 Manor Row, Bradford, West Yorkshire, BD1 4PB. T: 01274 307910 F: 01274 728241 e: info@starkeys.co.uk

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**OFFICE INVESTMENT
18 SPRINGFIELD COURT
GUISELEY**

1. LOCATION:

The premises are situated on Springfield Court, which is situated off Otley Road (A65), within the main retailing area of Guiseley, a popular commercial and residential area situated approximately 7½ miles north of Bradford and 10 miles north-west of Leeds. The property is situated within fairly close proximity to Guiseley railway station.

The property is situated in a predominantly retailing area with occupiers within close proximity including Morrisons, Skipton Building Society and Specsavers. The premises form part of a commercial and residential development providing office buildings with apartments above and further residential properties to the rear. Situated on the opposite side of Springfield Court is a public car park.

2. GENERAL DESCRIPTION:

The premises comprise part of the ground floor and first floor of a commercial and residential development with a double pitched slate effect covered roof drained by PVC rainwater goods. The premises, which have timber double glazed windows, are accessed from Springfield Court by a composite door with 2 glazed panels and an intercom system. To the rear of the property is a block paved car parking area, with access being from Springfield Court, with the benefit of a barrier. The premises benefit from 2 tandem car parking spaces.

The premises provide office accommodation at ground level comprising a reception, meeting room, disabled WC and kitchen, which generally have carpeted floors, plastered and painted walls and ceilings, fluorescent lighting and central heating radiators. The first floor provides 3 offices of similar specification.

3. ACCOMMODATION:

GROUND FLOOR

The ground floor, which has a total gross internal floor area of **67.35m² (725 sq. ft.)** and a net internal floor area of **56.58m² (609 sq. ft.)**, provides the following:

Reception Area	26.01m ² (280 sq. ft.)
Meeting Room	21.55m ² (232 sq. ft.)
Disabled WC	
Kitchen	4.43m ² (48 sq. ft.)

FIRST FLOOR

The first floor, which has a total gross internal floor area of **62.06m² (668 sq. ft.)** and a net internal floor area of **55.93m² (602 sq. ft.)**, provides the following:

Office	10.13m ² (109 sq. ft.)
Office	10.87m ² (117 sq. ft.)
Office	19.42m ² (209 sq. ft.)

4. SERVICES:

We understand the premises benefit from all mains services and are heated by gas central heating. The property also has burglar alarm and fire alarm systems.

We have not examined any of the services in any detail and can make no warranty as to their effectiveness or otherwise.

5. RATING:

The rating authority is Leeds City Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £14,500 (Offices and Premises)

The Uniform Business Rate for 2024/25 is £0.499.

Interested parties should seek verification of the above information.

6. TENURE:

We are informed that the property is held on a lease for a term of 999 years from 1 January 2008, with the rent payable being £200 per annum, payable annually in advance and subject to review on every twenty fifth year of the term, in line with the increase in the Retail Price Index. The tenant is to repair the property and is to decorate at least once in every fifth year and is also to pay a service charge, being 5% of costs in relation to external repairs, buildings insurance, maintenance of communal areas etc.

7. TENANCY:

The premises are let to Chadwick Lawrence Solicitors on an effective full repairing and insuring lease for a term of 5 years from 1 July 2024, at a rent of £16,000 per annum exclusive. The tenant has an option to terminate the lease on the third anniversary by serving 3 months' notice.

8. TERMS:

The premises are offered for sale, subject to the existing tenancy, at £225,000.

9. EPC:

The property has an Energy Rating of B (49)

10. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
3 MANOR ROW
BRADFORD
BD1 4PB**

**ANDREW WARD MRICS
TEL:- 01274 307910**

2 September 2024

MISREPRESENTATION ACT 1967

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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.