

UNIQUE GROUND FLOOR RETAIL UNIT

854 SQ FT (79.3 SQ M)
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- Ground Floor Commercial Unit
- Situated within the heart of the City Island complex
- Largely Open Plan
- WC facilities
- Courtyard Access



TO LET

City Island,
1 Gotts Road,
LS12 1DQ

£15,000
per annum

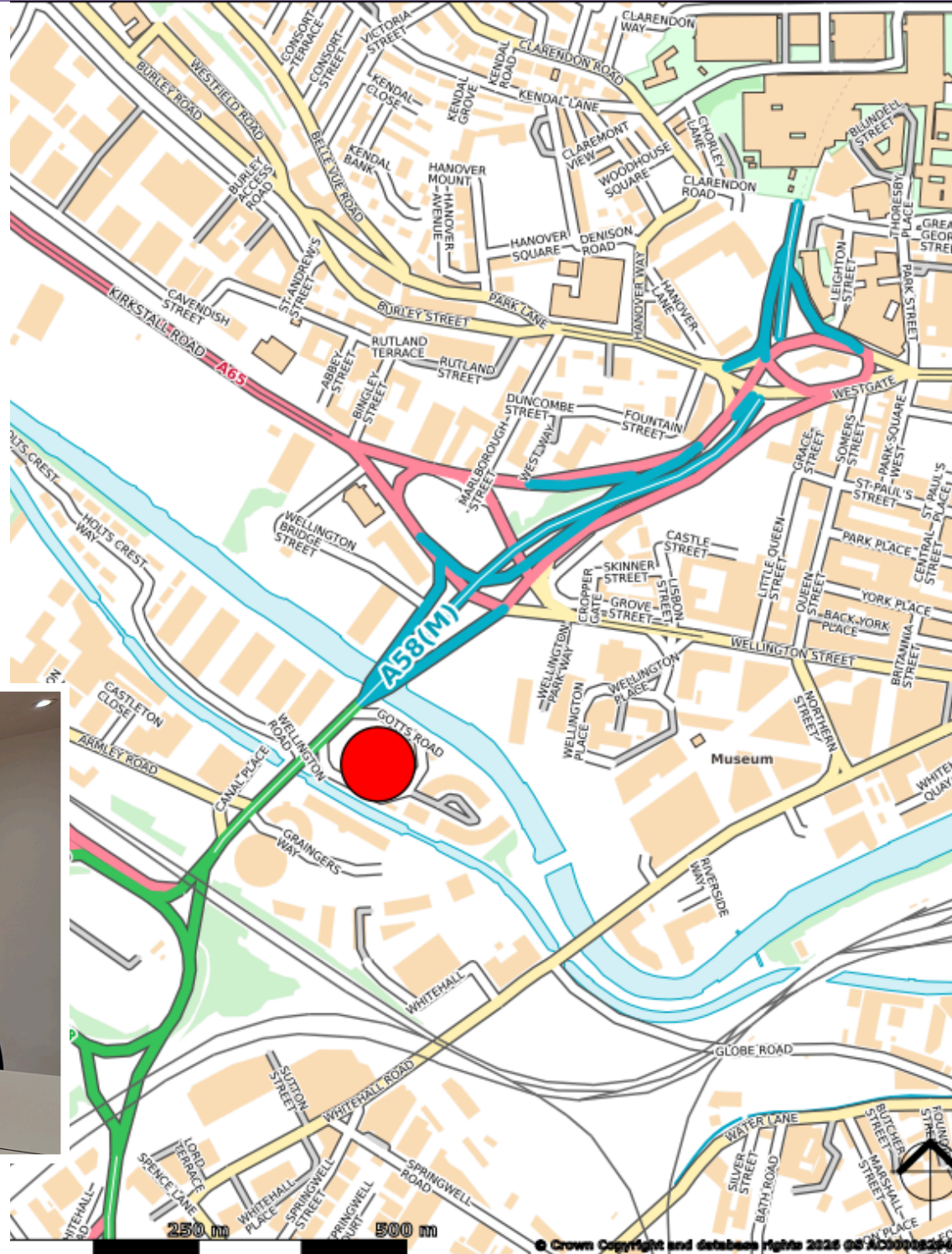


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LOCATION

1 Gotts Road is situated within the heart of the City Island residential park, located just off the A58 (M) inner ring road, and perpendicular to the Roundhouse Business Park.

The surrounding area is mixed-use in nature and predominantly comprises residential and commercial uses. Nearby occupiers include: Harley Davidson, Royal Mail, Mondego, Chubb Fire & Security and Luxury Flooring and Furnishings.





DESCRIPTION

Situated in the heart of the well-established City Island development, totalling 587 residential units, the property represents a strong opportunity for business use.

1 Gotts Road is a unique rotunda shaped brick construction property, providing an open plan layout which could accommodate multiple business uses.

The property benefits from a variety of entrance doors and offers the following specification:

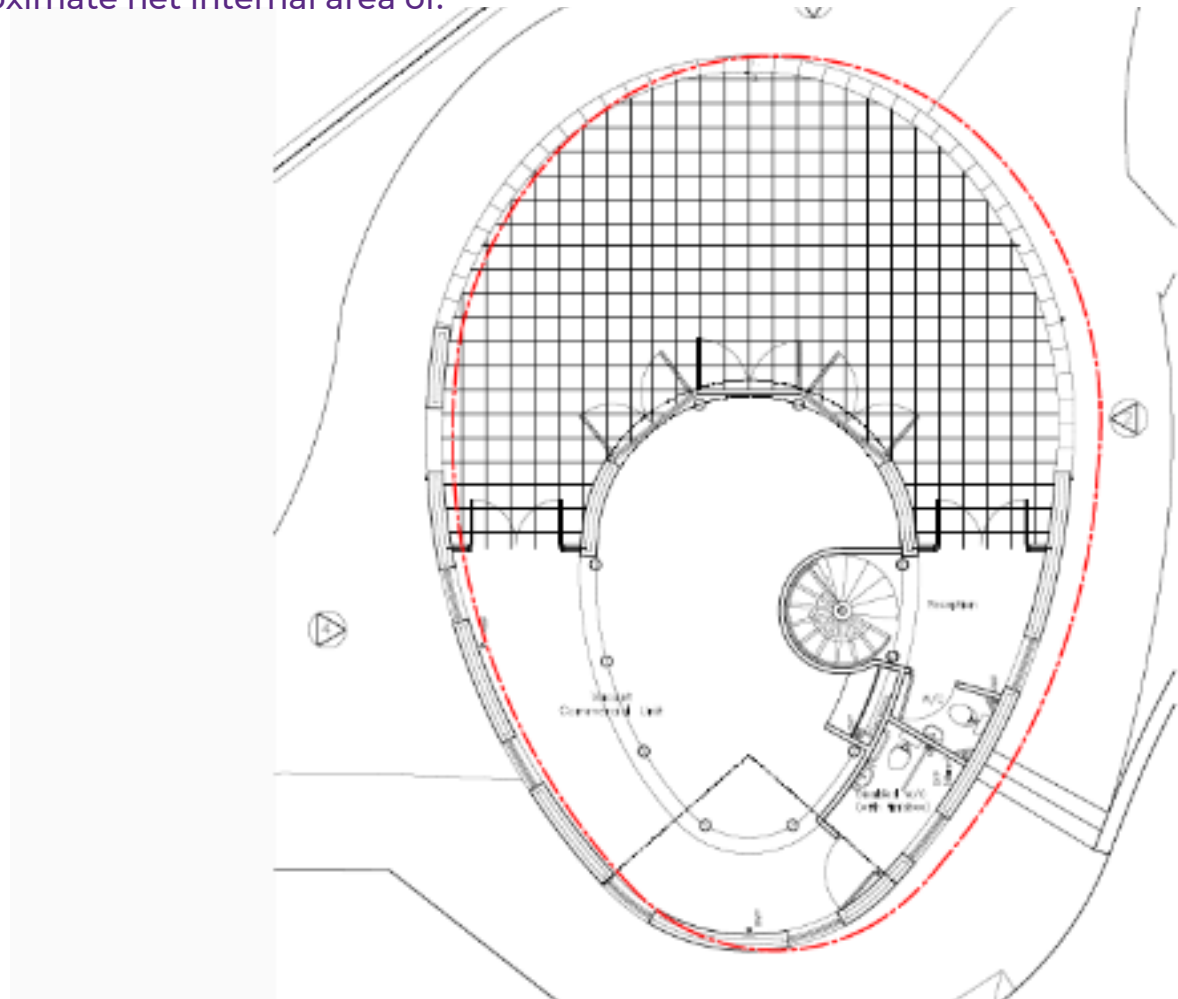
- WC Facilities
- Spotlights
- Natural Light
- Courtyard Access



ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
Ground Floor	854	79.3





EPC

The EPC has been assessed to be at 49-B.

TERMS

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £15,000 per annum.

VAT

VAT is not applicable at this property.

SERVICE CHARGE

Not applicable.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

RATEABLE VALUE

The property Rateable Value is £11,250. This is due to rise to £13,500 from 1 April 2026.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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