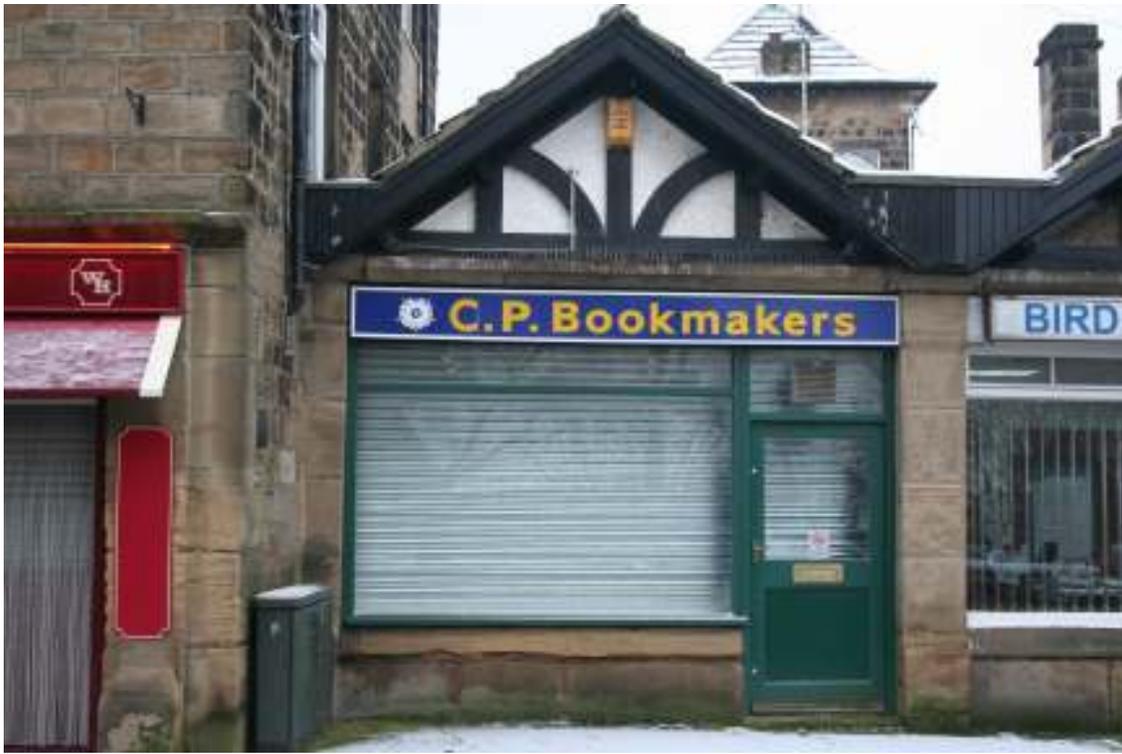




Nabarro McAllister & Co
C h a r t e r e d S u r v e y o r s

**RETAIL SHOP
TO LET/MAY SELL**

**8 IVEGATE
YEADON
LEEDS, LS19 7RE**



We give below brief details a ground floor lock up shop which has A2 use situated in the town centre of Yeadon.

Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY Telephone: 0113 266 7666 Fax No: 0113 268 4822
info@nabarromcallister.co.uk

Directors: Simon G. Nabarro BSc (Hons) F.R.I.C.S. I.R.R.V. & James R Horner, DipSurv, M.R.I.C.S.
Nabarro McAllister & Co Limited, Registered in England & Wales under Company No. 4657451
Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY

LOCATION

The property is situated on Ivegate just below the main street through Yeadon sat amongst a variety of units occupied by private traders and near to the town centre and the Morrisons Supermarket.

DESCRIPTION

The property comprises a ground floor lock up shop previously used as a bookmakers. The building is of stone construction with a tile pitched roof with display window and single entrance.

ACCOMMODATION

Sales Shop 438 sq ft with display window, panelled walls and fitted counter.

Disabled WC with wash basin and WC

Staff WC with tiled walls, suspended ceiling, wash basin and WC.

USE

The property has latterly been used as a bookmakers and has A2 use. The property may be suitable for use as hot food takeaway subject to a planning application being submitted to Leeds City Council.

TERMS

The property is offered to let at annual rent of £7,950 per annum on a new 5 year Lease on full repairing and insuring terms.

LEGAL COSTS

The tenant is to be responsible for the landlords legal costs in preparation of the Lease.

VIEWING

Strictly by appointment with the Chartered Surveyors.

Subject to Contract

MISREPRESENTATION CLAUSE

Nabarro McAllister & Co for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on any statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Nabarro McAllister & Co has any authority to make or give any representation or warranty whatever in relation to this property.

Regulated by RICS

Energy Performance Certificate

Non-Domestic Building



8 Ivegate
Yeadon
LEEDS
LS19 7RE

Certificate Reference Number:
9877-3037-0100-0400-5005

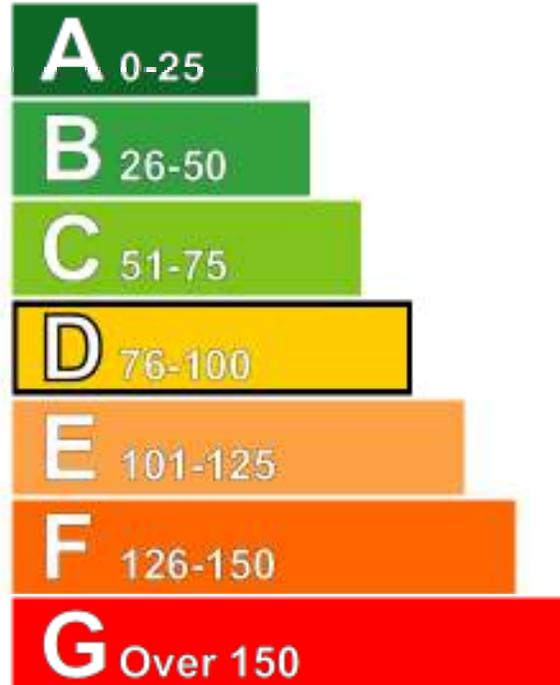
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



◀ 78 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	46
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	142.24

Benchmarks

Buildings similar to this one could have ratings as follows:

61 If newly built

102 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: ISBEM v3.5.a using calculation engine SBEM v3.5.a.0

Property Reference: 870104370000

Assessor Name: Mark Beswick

Assessor Number: NHER005105

Accreditation Scheme: National Energy Services

Employer/Trading Name: Chevin Energy Assessors Ltd

Employer/Trading Address: 27, Queens Terrace, Otley, West Yorkshire LS21 3JE

Issue Date: 09 Mar 2010

Valid Until: 08 Mar 2020 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0580-0440-7109-7307-0006

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**