

**SELF CONTAINED GROUND FLOOR RETAIL
UNIT AVAILABLE ON A TEMPORARY BASIS**

46 SQM (494 SQFT)



**UNIT 4, 6 SLAID HILL COURT
LEEDS
LS17 8TJ**

- NORTH LEEDS SUBURBAN SHOP
- FORECOURT PARKING
- ONE OF FOUR UNITS IN EXISTING PARADE



LOCATION

The subject property is situated in a parade of four units in the North Leeds suburb of Slaid Hill. It is one of two short parades serving the local residential population and various villages to the North of Leeds main built up area. Leeds City Centre is about 5 miles away and it is close to the suburban areas of Moortown and Shadwell Village.

DESCRIPTION

The available space is a ground floor, self contained, retail unit in a two storey building. There is loading access to the rear and forecourt parking.

RATING

The property has the following entries in the 2010 Rating Assessments List. Interested parties should

	Rateable Value (2010)	Estimated rates payable
Shop & Premises	£11,250	£5400 p.a.

confirm these with the Local Authority.

PLANNING

Whilst we have not had confirmation of the relevant planning consent it is assumed that the premises are

EPC



ACCOMMODATION

	SQ M	SQ FT
Retail Sales	39.8	428
Preparation	6.13	66
W.c		

SERVICES

We understand mains services are connected to the property to include mains water, drainage, and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

to be occupied under A1 retail use. Obtaining the necessary planning consent in accordance with their occupation is the responsibility of any tenant and we recommend that further enquiries are directed to the local planning authority.

RENTAL

£12,500 per annum exclusive.

TERMS

The property is available by way of a new full repairing lease for a maximum term of 6 months and the lease will be outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

ENQUIRIES

Nabarro McAllister

Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

SUBJECT TO CONTRACT

March 2015

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

