

DENTAL SURGERY INVESTMENT

103.7 SQM (1,117 SQFT)



**611 ROUNDHAY ROAD
LEEDS LS8 4AR**

- POPULAR NORTH LEEDS SHOPPING PARADE
- EASY ACCESS TO LEEDS CITY CENTRE
- DENTAL SURGERY TENANT



LOCATION

The subject property stands on a parade of approximately 12 retail units at Oakwood situated about 3 miles North of Leeds City Centre close to Roundhay Park. It forms one of a number of retail parades in the Oakwood suburb of Leeds.

DESCRIPTION

The property comprises a two storey building of traditional construction with walls faced externally in brick under a flat roof. Both floors are used as a dental surgery although the premises have the benefit of a shop window to the Roundhay Road elevation.

ACCOMMODATION

| | SQ M | SQ FT |
|-----------------|------|-------|
| Retail (Zone A) | 31.7 | 341 |
| Retail (Zone B) | 29.5 | 318 |
| Retail (Zone C) | 4.5 | 48 |
| First Floor | 38 | 410 |

SERVICES

We understand that the property benefits from mains water, drainage and electric. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

RATING

The property has the following entries in the 2010 Rating Assessments List. Interested parties should confirm these with the Local Authority.

| | Rateable Value (2010) | Estimated rates payable |
|-----------------------------|-----------------------|-------------------------|
| Amusement Arcade & Premises | £8,100 | £ p.a. |

PLANNING

It is understood that the property has planning permission for D1 Use.

LEASE

The property is held on a Lease dated 5th October 2009 for a period of 15 years and 10 months commencing on the 25th December 2008. The current rent is £15,000 per annum. Rent reviews are at five yearly intervals and the Lease is held on full repairing and insuring terms.

RENTAL

£XXXXXX per annum exclusive.

VAT

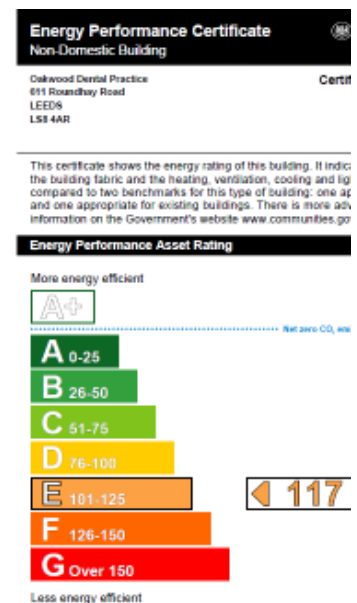
Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

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.



EPC



ENQUIRIES

Nabarro McAllister
Email: info@nabarro-mcallister.co.uk

Tel: 0113 266 7666

SUBJECT TO CONTRACT

April 2016

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.