

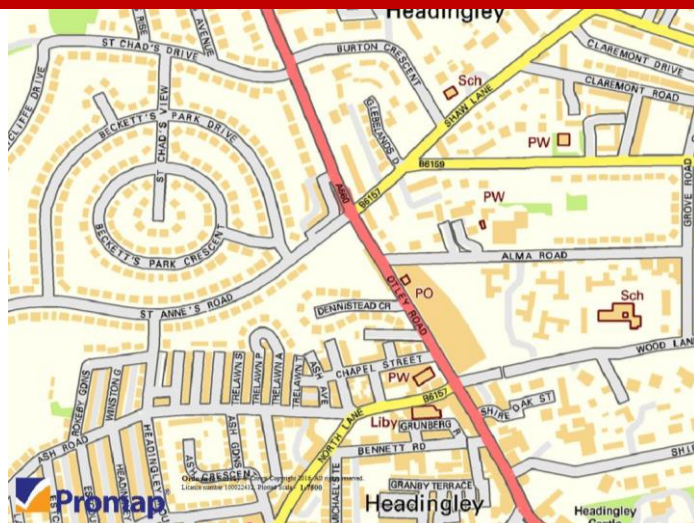
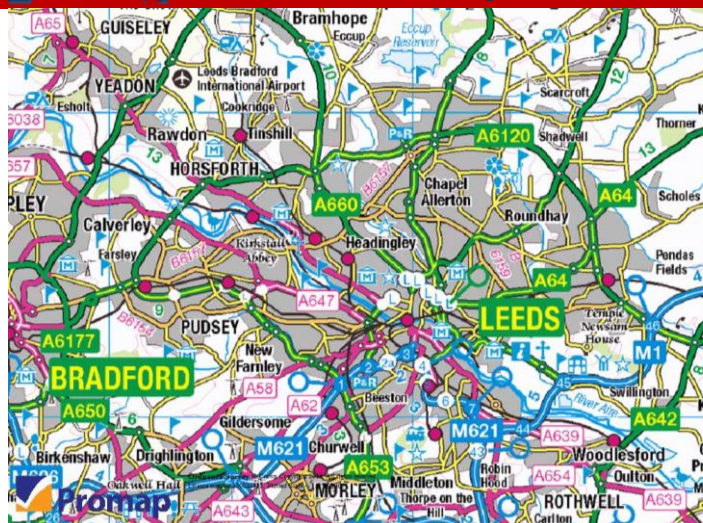
SELF CONTAINED GROUND FLOOR SHOP

34 SQM (366 SQFT)



**103 OTLEY ROAD
LEEDS
LS6 3PX**

- LOCATED IN POPULAR SUBURBAN PARADE
- OTLEY ROAD HEADINGLEY
- SELF CONTAINED GROUND FLOOR SHOP
- ON STREET PARKING



LOCATION

The subject property is well situated having frontage to Otley Road, close to its junction with Shaw Lane and St. Annes Road in the popular suburban area of Headingly, which lies some 3 miles to the North West of Leeds City Centre. This convenient location enables immediate access to all local shopping and transport facilities as well as being in a popular student and young professionals area.

DESCRIPTION

The available space comprises a ground floor retail shop with rear store room and W/C. The premises form part of a larger building constructed in brick under a pitched roof. The shop has the benefit of a large display window and readily available on street parking. Other properties on the parade consist of estate agents, restaurants, a cafe and hairdresser.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales/Office	25.92	279
Ground Floor Store	8.06	87
Ground Floor W/C	-	-

SERVICES

We understand that mains water, drainage and electric are connected. Please note that neither service connections nor any appliances have or will be 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
SHOP & PREMISES	£8,000	£3,976

PLANNING

The property has planning consent for A2 use. There is permitted change to A1 retail.

RENTAL

£10,500 per annum exclusive.

TENURE

Available by way of an effective new full repairing and insuring Lease for a term of 5 years or multiples of 5 years.

VAT

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

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's legal costs in connection with the preparation of the Lease.

EPC

Energy Performance Certificate
 Non-Domestic Building

Haus Properties
 103 Otley Road
 Leeds
 LS6 3PX

Certificate Ref: 0310-04

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 system 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 improve on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ (112)

Net zero CO₂ emissions

A 0-25
 B 26-50
 C 51-75
 D 76-100
 E 101-125
 F 126-150
 G Over 150

Less energy efficient

112 This is how energy efficient the building is.

ENQUIRIES

Nabarro McAllister
 Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF:
SUBJECT TO CONTRACT
 September 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 stated, all prices are quoted exclusive of VAT.