

## GROUND FLOOR SHOP TO LET

91.32 SQM (983 SQFT)



**2 THE CRESCENT  
HYDE PARK  
HEADINGLEY  
LEEDS  
LS6 2NW**

- LOCATED IN POPULAR SUBURBAN PARADE
- PROMINENT LOCATION
- SELF CONTAINED GROUND FLOOR SHOP WITH CONVERTED BASEMENT
- STUDENT AREA



### LOCATION

The property stands in a crescent of similar shop properties at Hyde Park Corner at the junction of Hyde Park Road, Woodhouse Lane and Headingley Lane. There is quick and easy access to Leeds University, Leeds city centre and also the suburban centre of Headingley. 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 and basement with kitchen, office and W/C facilities. 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 good footfall. Other properties on the parade consist of estate agents, restaurants, a cafe and hairdresser.

### ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	18.9	203
Ground Floor Offices	28.3	305
Basement Stores	34.93	376
Basement Kitchen	9.19	99
W/C	-	-

### SERVICES

We understand that mains water, drainage, gas 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 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable
SHOP & PREMISES	£8,300	£4,067

### PLANNING

The property has planning consent for A2 use - Financial and Professional Services.

### RENTAL

£13,000 per annum exclusive.

### TENURE

Available by way of an assignment of the existing lease, effective from 18<sup>th</sup> February 2015 and expiring on 31<sup>st</sup> March 2028. We are seeking premium offers for the benefit of the leasehold interest.

### 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 will be responsible for legal costs relating to the assignment of the lease.

### EPC



### ENQUIRIES

Nabarro McAllister  
Email: [info@nabarrormcallister.co.uk](mailto:info@nabarrormcallister.co.uk)

Tel: 0113 266 7666

REF:  
**SUBJECT TO CONTRACT**  
February 2017

## 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.