

**SELF CONTAINED GROUND FLOOR SHOP,  
BASEMENT AND UPPER FLOORS**

**167.89 SQM (1,807 SQFT)**



**13 HAREHILLS ROAD  
LEEDS  
LS8 5HR**

- PROMINENT MAIN ROAD FRONTAGE
- BUSY LOCATION
- EXCELLENT SECURITY
- P/P FOR HOT FOOD TAKEAWAY  
APPLIED FOR



### LOCATION

The subject property occupies a good trading position on Harehills Road, being part of a parade of shops located at the bottom end of Harehills Road, close to its junction with Roundhay Road (A58). There is a wide variety of retailers close by, as well as restaurants and hot food shops. Roundhay Park is close by and Leeds City Centre is readily accessible being 2 miles to the South West.

### DESCRIPTION

The premises form part of a larger building constructed in brick under a pitched roof. The available space comprises a ground floor retail shop with store, WC and access to the rear from the back road. There is storage at basement level. First floor office space, WC and kitchen with further store at second floor level. The shop has the benefit of a large display window and excellent security as the previous use was a bank.

### ACCOMMODATION

	SQ M	SQ FT
Basement	34.79	374
GF Retail	56.6	609
GF Store	4.2	45
FF	36.2	390
SF	36.1	389

### 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 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	£10,750	£5,321

### PLANNING

The landlords are submitting an application for change of use for hot food takeaway (A5).

### RENTAL

£12,500 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.

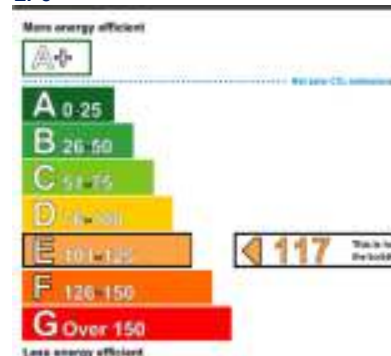
### VAT

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

### LEGAL COSTS

The incoming tenant is to be responsible for the landlord's legal costs in connection with the preparation 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**

October 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.