

**SELF CONTAINED GROUND FLOOR SHOP AND  
BASEMENT**

**89 SQM (957 SQFT)**



**79 STREET LANE  
LEEDS  
LS8 1AP**

- CENTRAL LOCATION IN POPULAR SUBURBAN PARADE
- STREET LANE, ROUNDHAY
- SELF CONTAINED GROUND FLOOR SHOP WITH FURTHER CUSTOMER AREA IN BASEMENT
- SHOP SUBSTANTIALLY REFURBISHED RECENTLY



**LOCATION**

The subject property is situated on a substantial and popular parade in the North Leeds suburb of Street Lane at Roundhay. Nearby traders include McColls, William Hill, Santander, Cooplands and The Wine Shop. There are also numerous cafes and restaurants on the parade and within the immediate vicinity. Roundhay Park is close by and Leeds city centre is readily accessible about 5 miles away.

**DESCRIPTION**

The available space comprises a ground floor retail shop with kitchen, WC and access to the rear from the back road. At basement level there is customer seating, WC and storage space. The premises form part of a larger building constructed in brick under a pitched roof. The shop has the benefit of a display window and front forecourt. The Landlord is prepared to alter the ground floor, floor level configuration or allow a rent-free period in lieu of the same.

**ACCOMMODATION**

	SQ M	SQ FT
GF Sales	42.36	456
Kitchen	8.36	90
Basement	38.18	411

**SERVICES**

We understand that mains water, gas, 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	£22,250	£11,058

**PLANNING**

Whilst we have not had confirmation of the relevant planning consent it is assumed that the premises are to be occupied under A3 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**

£25,000 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. The tenant will be responsible for repair of the interior together with 60% of the cost of the landlords expenditure on external repairs and buildings insurance.

**VAT**

Our client has advised us that Value Added Taxation is applicable on this transaction. Your legal adviser should verify.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs in connection with the preparation of the Lease.

**EPC**



This certificate shows the energy rating of this building. It is the building fabric and the heating, ventilation, cooling and compared to two benchmarks for this type of building: one appropriate for existing buildings. There is more advice on in the guidance document Energy Performance Certificates for non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-cert](http://www.gov.uk/government/collections/energy-performance-cert)



**ENQUIRIES**

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

Tel: 0113 266 7666

**REF:**  
**SUBJECT TO CONTRACT**

September 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.