

SELF CONTAINED GROUND FLOOR SHOP

113.52 SQM (1,222 SQFT)



**64 STREET LANE
LEEDS
LS8 2DQ**

- CENTRAL LOCATION IN POPULAR SUBURBAN PARADE
- STREET LANE, ROUNDHAY
- SELF CONTAINED GROUND FLOOR SHOP



LOCATION

The subject property is situated in one of the premier retail locations of North Leeds, on Street Lane at Roundhay. Nearby traders include San Carlo @ flying Pizza, Banyan and Starbucks. There are also numerous cafes, restaurants and shops on the opposite 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 rear store, WC and access to the rear from the back road. The premises form part of a larger building constructed in brick under a flat roof. The shop has the benefit of a large display window, security shutters and front forecourt.

ACCOMMODATION

	SQ M	SQ FT
Sales	83.24	896
Store	30.28	326
WC	-	-

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	£25,000	£12,400

PLANNING

Whilst we have not had confirmation of the relevant planning consent it is assumed that the premises are to be occupied under A1 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

£35,000 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.

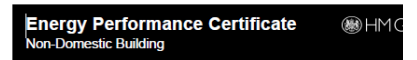
VAT

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 reasonable costs in connection with the preparation of the Lease.

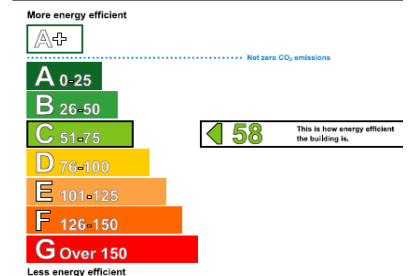
EPC



Room 7
54 Street Lane
Leeds
LS8 2DQ

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 interpret the guidance document Energy Performance Certificates for the construction of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF:
SUBJECT TO CONTRACT

May 2018

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.