

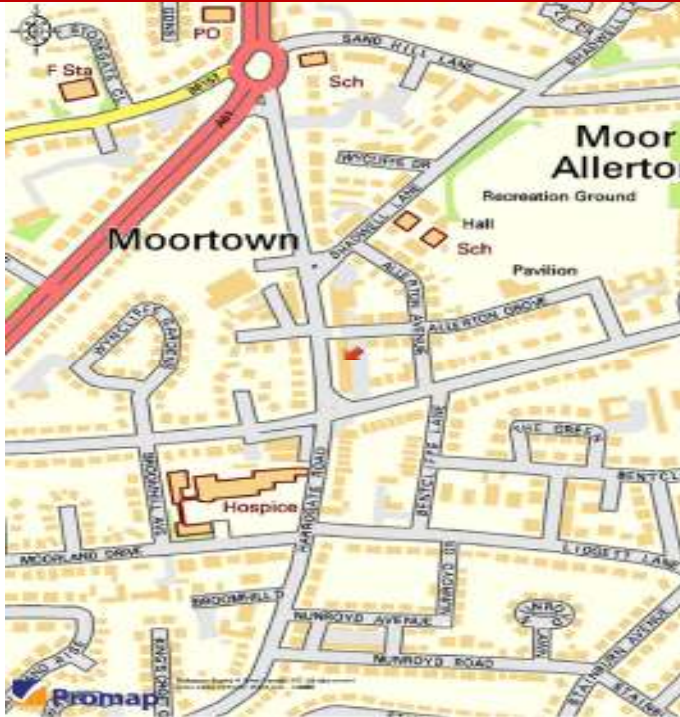
**PROMINENT RETAIL SHOP**

**SALES AREA 765 SQ FT (71 SQM)**



**386 HARROGATE ROAD**  
**LEEDS**  
**LS17 6PY**

- GROUND FLOOR SHOP
- USEFUL BASEMENT STORAGE
- PROMINENT RETAIL POSITION AT MOORTOWN



**LOCATION**

The property stands on a parade of shops in the north Leeds suburb of Moortown about 5 miles from Leeds city centre. The parade comprises a well established parade in north Leeds. .

**DESCRIPTION**

The available space comprises ground floor retail shop with access at the rear off a back road together with useful basement storage. The property is of traditional construction with walls built in brick under a blue slated pitched roof.

**ACCOMMODATION**

	SQ M	SQ FT
Retail Zone A	28.3	305
Retail Zone B	25.9	279
Zone C	16.8	181
Basement	46.45	500

**SERVICES**

The property benefits from mains water, drainage and electric.

**PLANNING**

The property has been in A1 retail use for many years. Any enquiries regarding change of use should be made to the Planning Department of Leeds City Council.

**RATING**

The property has the following entry in the 2010 Rating List. Interested parties should confirm these with the local authority.

	Rateable Value (2010)	Estimated rates payable
Shop & Premises	£17,250	£8,280 pa

**RENTAL**

£22,500 per annum exclusive.

**TENURE**

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

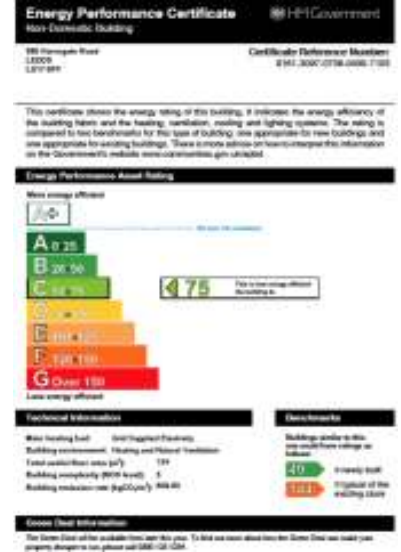
**VAT**

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

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in this transaction.

**EPC**



**ENQUIRIES**

Nabarro McAllister  
Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

**REF:  
SUBJECT TO CONTRACT**

18<sup>th</sup> June 2015

**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.

