

**GROUND FLOOR RETAIL SHOP**

**59.6 SQM (642 SQFT)**



**5 MIDDLETON PARK AVENUE  
LEEDS  
LS10 4HP**

- DOUBLE FRONTED SHOP
- GOOD FOOT FALL
- RETAIL AREA ON LARGE SOUTH LEEDS COUNCIL ESTATE



### LOCATION

The property stands on an established parade of retail units on Middleton Council estate surrounded by predominantly local authority housing. There is easy access to the motorway network and Leeds city centre some 3 miles away.

### DESCRIPTION

The property comprises a double fronted retail shop unit with available on street parking. The accommodation is laid out all on ground floor and the shop forms part of a two storey building constructed in brick with a rendering covering under a tile pitched roof.

### ACCOMMODATION

	SQ M	SQ FT
Ground Floor Shop	51.3	553
Kitchen	8.3	89
Frontage	6.2	20'4"
Internal Width	5.9m	19'4"
Built depth	11m	36'2"

There is some basement storage accessed via a trap door but this has limited use.

### SERVICES

The property benefits from mains water, drainage and electric.

### RATING

The property has the following entries in the 2010 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2010)	Estimated rates payable
Shop & Premises	£8,400	£4,032 p.a.

### 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

£12,500 per annum exclusive.

### TENURE

Available by way of a new full repairing and insuring lease for a 10 year term with upward only rent review at the end of the 5<sup>th</sup> year.

### VAT

Our client has advised us that Value Added Taxation 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, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

### EPC

Post Office  
5 Middleton Park Avenue  
LEEDS  
LS10 4HP

This certificate shows the energy rating of this the building fabric and the heating, ventilator compared to two benchmarks for this type of b one appropriate for existing buildings. There is r on the Government's website [www.communitie](http://www.communitie)

### Energy Performance Asset Rating

More energy efficient



### ENQUIRIES

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

Tel: 0113 266 7666

### SUBJECT TO CONTRACT

October 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.