

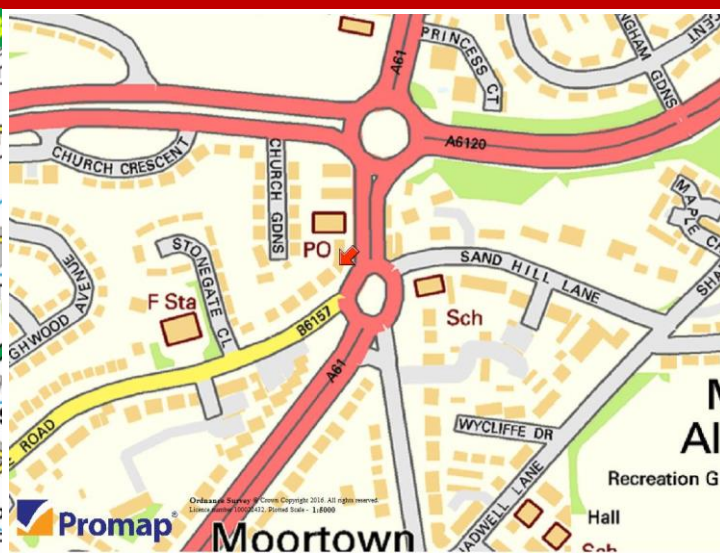
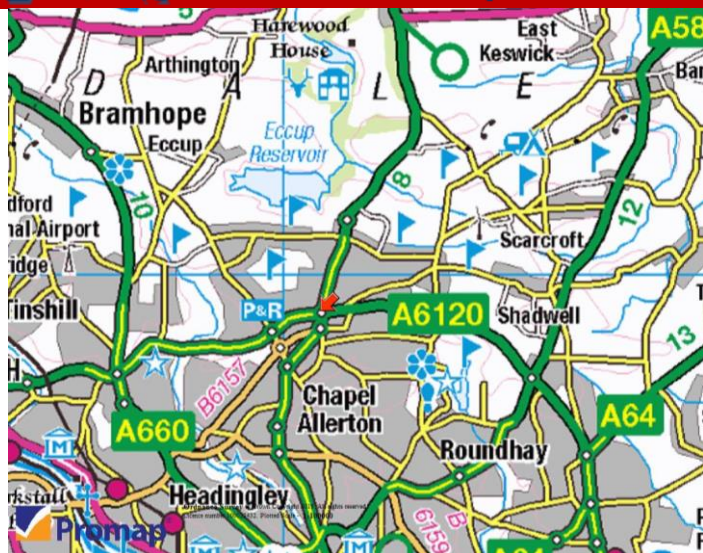
PROMINENT RETAIL SHOP

**SALES AREA 349 SQ FT(32.42
SQM)**



**391 HARROGATE ROAD
LEEDS
LS17 6DJ**

- **GROUND FLOOR SHOP**
- **NEAR TO MOORTOWN CO-OP**
- **PROMINENT RETAIL POSITION**



LOCATION

The property stands on a small parade of shops near to the Moortown Co-op on a very prominent road frontage adjacent to the A61 Harrogate Road which is located close to the junction with the Ring Road and larger suburban area of Moortown about 5 miles North of Leeds City Centre.

DESCRIPTION

The available space comprises a ground floor retail shop with kitchen and W/C. There is off street parking for two cars. The property is of traditional construction with walls built in brick under a mainly blue slated pitched roof. Other nearby occupiers include a funeral directors, stationary shop, Co-op and within the petrol station a Subway.

ACCOMMODATION

	SQ M	SQ FT
Retail Zone A	22.01	237
Retail Zone B	10.4	112
Kitchen	5.38	58
W/C	-	-

SERVICES

The property benefits from mains water, drainage, gas and electric. Gas fired central heating is installed. No test of the services has been made. Please note the electricity is sub metered from the adjoining premises owned by the landlord.

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

	Rateable Value (2010)	Estimated rates payable
Shop & Premises	£10,500	£5,040

Rating List. Interested parties should confirm these with the local authority.

RENTAL

£10,950 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.

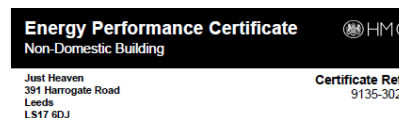
VAT

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

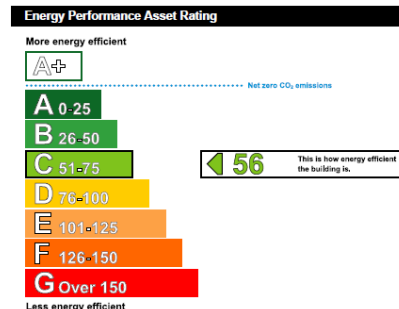
LEGAL COSTS

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

EPC



This certificate shows the energy rating of this building. It indicates the energy performance 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.



ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF:
SUBJECT TO CONTRACT

December 2016

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 stated, all prices are quoted exclusive of VAT.