

TO LET



RESTAURANT PREMISES TO LET

619-621 ROUNDHAY ROAD, LEEDS LS8 4AR



- POPULAR NORTH LEEDS SHOPPING PARADE
- EASY ACCESS TO LEEDS CITY CENTRE
- NEWLY REFURBISHED RESTAURANT

Price £35,000 per annum  
Total area (m2) 309.4  
Total area (ft2) 3,330



## 619-621 ROUNDHAY ROAD, LEEDS LS8 4AR



### LOCATION

The subject property stands on a parade of approximately 12 retail units at Oakwood situated about 3 miles North of Leeds City Centre close to Roundhay Park. It forms one of a number of retail parades in the Oakwood suburb of Leeds. Roundhay Road is one of the principal radial routes into Leeds City Centre

### DESCRIPTION

The property comprises a two storey building of traditional construction with walls faced externally in brick under a flat roof. The shop unit is double fronted with significant forecourt providing extended seating area. The premises benefit from fitted bars at both ground floor and first floor level. There are disabled W.C. facilities at ground floor level and ladies and gents W.C.'s at first floor level. Ample on-street parking is also available.

### ACCOMMODATION

	m2	ft2
GROUND FLOOR	152.6	1,642
FIRST FLOOR	156.8	1,688
TOTAL	309.4	3,330

### SERVICES

The property benefits from mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion.

### RATEABLE VALUE

The current rateable value is detailed in the table below.

Rateable Value (2023)	Estimated rates payable
£34,750	£17,375

### PLANNING

It is understood that the property has planning permission for A1 Café/Restaurant use. We recommend that further enquiries are directed to the Local Planning Authority.

### TENURE

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

### RENT

£35,000 per annum exclusive.

### VAT

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

### LEGAL COSTS

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

### EPC

**Energy Performance Certificate**  
Non-Domestic Building

Sweet Basil  
619-621 Roundhay Road  
LEEDS  
LS8 4AR

Certificate Ref: 0240-8969

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 this in 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](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

84

This is how energy efficient the building is.

EPC recently expired and new EPC being prepared.

### VIEWING

By appointment only

Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: MAY 2025

**Nabarro McAllister**

### 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.

**NABARRO MCALLISTER**  
Chartered Surveyors