

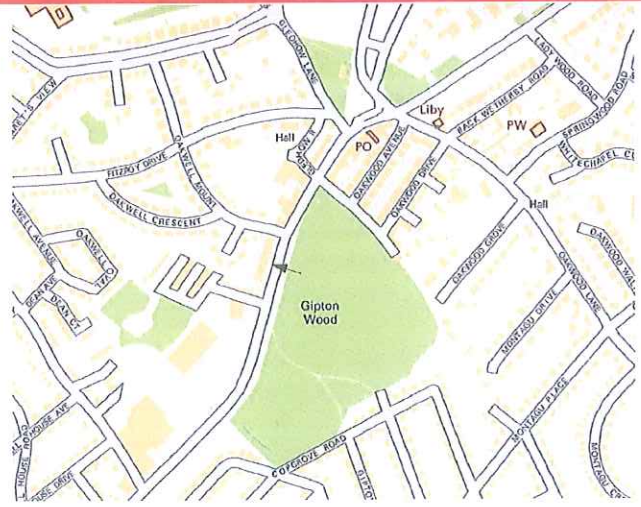
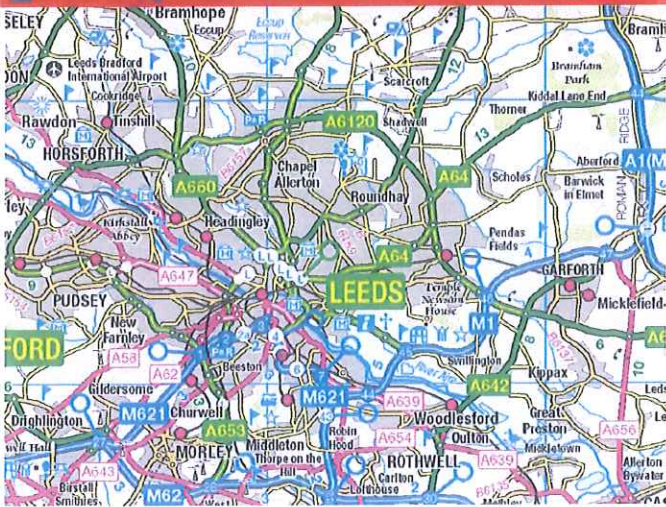
RESTAURANT PREMISES TO LET

309.4 SQM (3,330 SQFT)



**619-621
ROUNHAY ROAD
LEEDS
LS8 4AR**

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



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 potential for extended seating area. Both floors are used as a Restaurant. The property benefits from a disabled access ramp, large glazed frontage, customer toilets, a bar area, dumb waiter and free readily available parking opposite. Ample on street parking is also available.

The premises are currently undergoing extensive alteration and refurbishment and the landlords proposed plans are available for inspection at the agents offices on request.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor	152.6	1,642
First Floor	156.8	1,688

See attached proposed floor plans.

SERVICES

We understand that the property benefits from mains water, drainage, electric and gas. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

RATING

The rateable value is to be reassessed. Due to the alteration works the property has been taken out of the rating list. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable
Restaurant & Premises	To be assessed	To be assessed

PLANNING

It is understood that the property has planning permission for A3 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. A rent free period will be available for the tenants fit-out.

VAT

Our client has advised us that Value Added Taxation is 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

Energy Performance Certificate Non-Domestic Building

Sweet Basil
619-621 Roundhay Road
LEEDS
LS8 4AR

Cert

This certificate shows the energy rating of this building. It includes the building fabric and the heating, ventilation, cooling and lighting compared to two benchmarks for this type of building: one appropriate for existing buildings. There is more advice on this in the guidance document *Energy Performance Certificates for non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates

Energy Performance Asset Rating

More energy efficient

A+

A

B

C

D

E

F

G

Over 150

Less energy efficient

84 This is how the building

ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

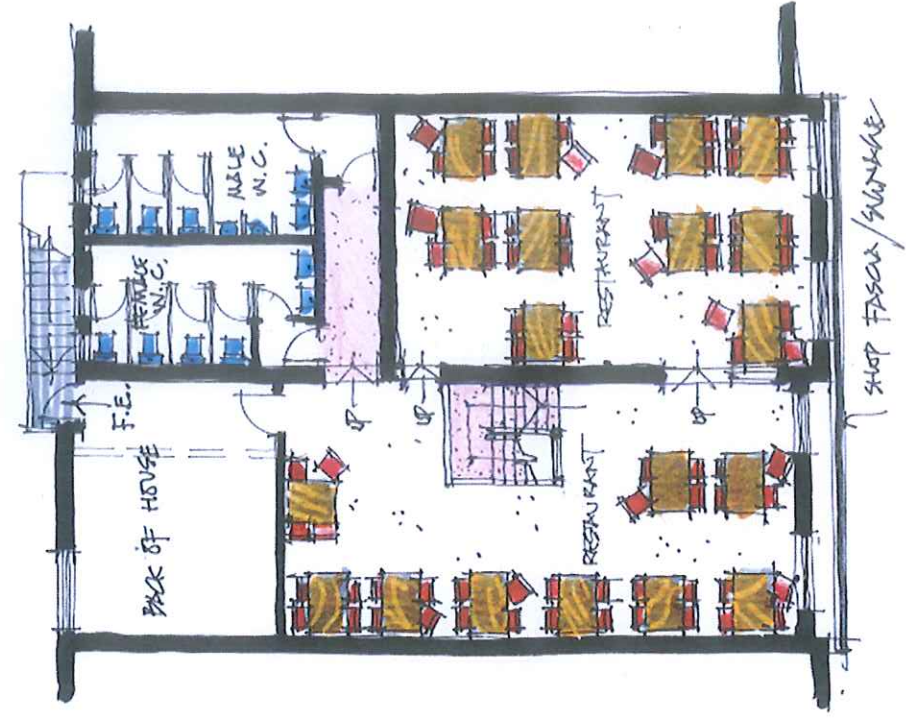
Tel: 0113 266 7666

SUBJECT TO CONTRACT

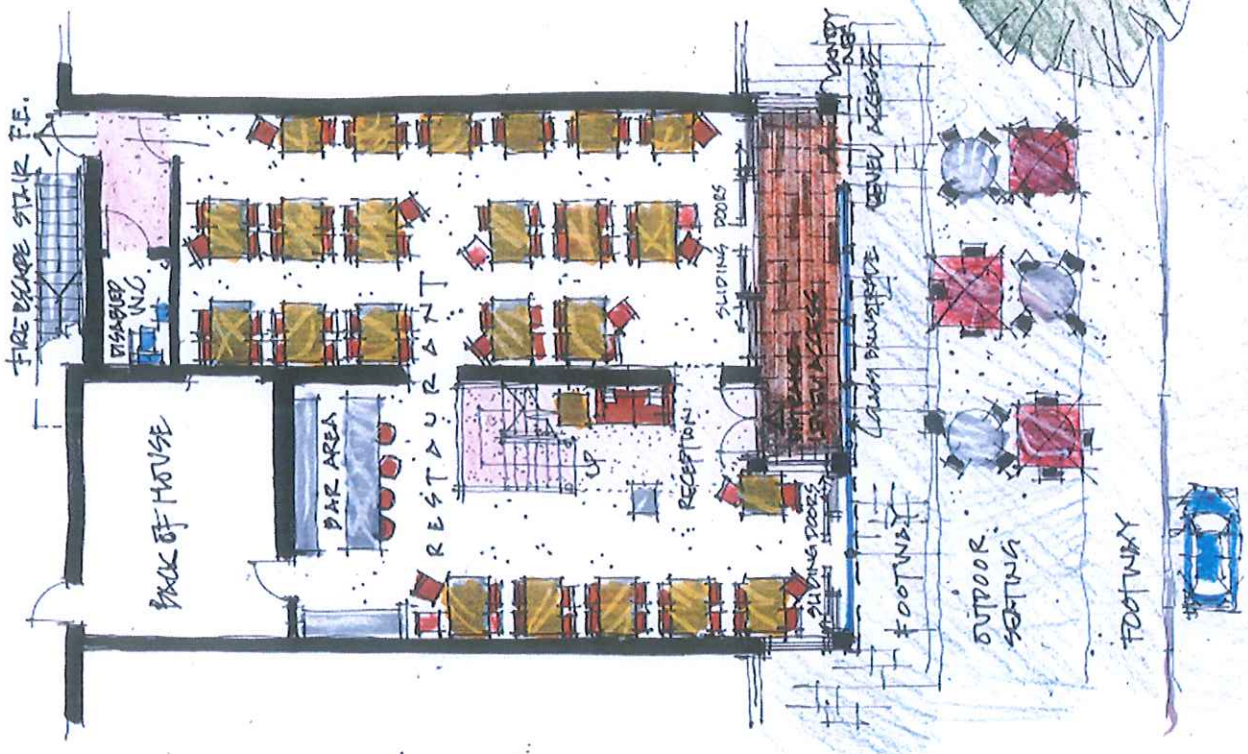
November 2017

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.



FIRST FLOOR



GROUND FLOOR

PROPOSED FLOOR PLANS
 617-622 BOUNDARY ROAD
 LEEDS LS8 4DR
 DRAWING NUMBER 15/1409 AC 10

Scale 1:100 @ A3
 HANNOVER ARCHITECTURAL. April 2017

ROUND HAY ROAD
 ROUND FLOOR (INDICATIVE ONLY)