

**RETAIL UNIT TO LET**

**54 SQM (577 SQFT)**



**1 THE PARADE  
NORTH LANE  
HEADINGLEY  
LEEDS LS6 3HP**

- POPULAR SUBURBAN PARADE.
- ON-STREET PARKING
- BUSY STUDENT AREA OF HEADINGLEY.



## LOCATION

The property stands in the centre of a parade of shops on North Lane close to the Headingley Arndale Centre and in the commercial core of Headingley amongst a variety of mainly private retail traders. There is a Sainsbury's Convenience Store on the opposite side of the road. Leeds City Centre is about three miles away.

## DESCRIPTION

The property comprises a ground floor lock-up shop being of traditional construction with walls faced externally in stone under a part stone slated roof and part flat roof. The property fronts onto the footpath and has access to on-street parking. The accommodation is mainly formed of open plan sales area with store and W.C.

## ACCOMMODATION

	SQ M	SQ FT
Sales (Zone A)	48	512
Store (Zone B)	6	65
W C		

## SERVICES

We understand 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.

## RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2017)	Estimated rates payable
Shop and premises	£15,500	£7,223 p.a.

Prospective tenants should make enquiries of the local rating authority to establish what reliefs may be available to reduce the rates payable.

## PLANNING

The property has planning consent for A1 Retail Use. There could be a change of use subject to planning permission.

## RENTAL

£13,500 per annum exclusive.

## TENURE

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

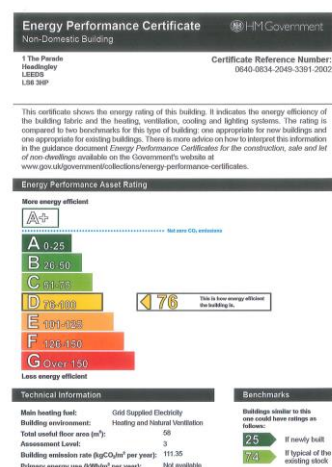
## VAT

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

## LEGAL COSTS

The tenant to be responsible for the landlords legal costs in connection with the preparation of the Lease.

## EPC



## ENQUIRIES

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

Tel: 0113 266 7666

REF: AG0109  
SUBJECT TO CONTRACT

November 2018

## 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.