

SELF CONTAINED GROUND FLOOR SHOP WITH FIRST FLOOR OFFICES

108.32 SQM (1,166 SQFT)



**12 DUNCAN STREET
LEEDS
LS1 6DL**

- LOCATED IN BUSY CITY CENTRE LOCATION
- CLOSE TO TRINITY SHOPPING CENTRE
- FIRST FLOOR OFFICES



LOCATION

The subject property is well situated having prominent frontage to Duncan Street and is close to the Trinity Shopping Centre and Leeds Train Station. This convenient location enables immediate access to all local shopping and transport facilities as well as being in a high footfall area between the Leeds Corn Exchange and Train Station.

DESCRIPTION

The available space comprises a Ground Floor retail shop with sales area, disabled WC and kitchenette at ground floor and offices to the first floor. The premises form part of a larger building constructed in stone and brick under a pitched roof. The property has the benefit of a large glazed frontage and air conditioning. Other occupiers nearby consist of a William Hill, Five Guys, Nando's, McDonalds and YBS.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	60.37	650
Ground Floor Kitchenette	3.46	37
Ground Floor Dis WC	-	-
First Floor Offices	44.49	479
Total	108.32	1,166

SERVICES

We understand that mains water, drainage and electric are connected. Please note that neither service connections nor any appliances have or will be tested prior to completion.

PLANNING

The property has planning consent for A1 Retail Use. Interested parties should make their own enquiries with the local authority. Other uses are available subject to planning permission.

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 & PREMISES	£31,000	£15,500

EXISTING TENANCY

The property is held under a Lease for a term of 15-years from the 31st July 2009 at an annual rent of £35,000 per annum. There is provision for review of the rent in July 2019. The permitted user is a hair salon or other use within Class A1 of the Town & Country Planning Use Classes Order. The Lease is held on effective full repairing and insuring terms. There is a current annual service charge to cover the landlords expenditure on repairs to the exterior and common areas in the sum of £1,200 per annum.

TERMS

The existing tenant is seeking to assign the balance of the existing Lease term.

VAT

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

LEGAL COSTS

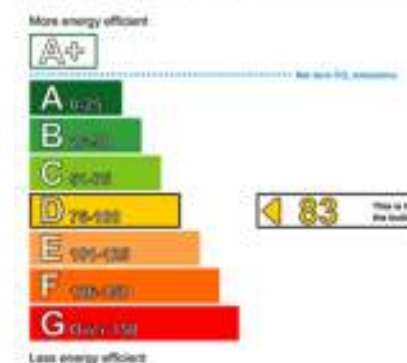
The prospective assignee will be responsible for a share of the landlords legal costs.

EPC



This certificate shows the energy rating of this building. It indicates how the building fabric and the heating, ventilation, cooling and lighting systems compared to low benchmarks for this type of building; and appropriate and one appropriate for existing buildings. There is more advice on this information on the Government's website www.communities.gov.uk/energy

Energy Performance Asset Rating



ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF:
SUBJECT TO CONTRACT
May 2019

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.