

PROMINENT RETAIL SHOP WITH A2 USE

524 SQ FT (48.68 SQM)



4 - 5 HARROGATE PARADE
LEEDS
LS17 6PX

- GROUND FLOOR SHOP WITH A2 USE
- PROMINENT POSITION MOORTOWN CORNER
- DOUBLE FRONTED SHOP WINDOW



LOCATION

The property stands on a popular parade of shops at Moortown Corner with a prominent road frontage adjacent to the A61 Harrogate Road and Shadwell Lane, which is located in the suburban area of Moortown about 5 miles North of Leeds City Centre.

DESCRIPTION

The available space comprises a Ground Floor Retail Shop with A2 use formerly occupied by the Leeds Building Society. There is readily available parking and Marks & Spencer's food store is opposite. The property benefits from a double fronted display window and air-conditioning. Other nearby occupiers include estate agents, café's, William Hill and hairdressers.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	48.68	524

SERVICES

The property benefits from mains water, drainage, and electric. No test of the services has been made.

LEGAL COSTS

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

RATING

The property has the following entry in the 2017 Rating List. Interested parties should confirm these with the local authority.

	Rateable Value (2017)	Estimated rates payable
Shop & Premises	£18,750	£9,280

PLANNING

The property has been in A2 building society use for many years. There is permitted change of use to A1 & A3. Any enquiries regarding change of use should be made to the Planning Department of Leeds City Council.

RENTAL

£29,950 per annum exclusive.

TENURE

Available by way of a new 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.

EPC



ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF:
SUBJECT TO CONTRACT

April 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 states, all prices are quoted exclusive of VAT.