

p **RETAIL INVESTMENT FOR SALE**

**583.87 SQM (6,285 SQFT)**



**54-56 STREET LANE  
LEEDS  
LS8 2ET**

- POPULAR SUBURBAN PARADE
- STREET LANE, ROUNDHAY
- QUALITY COVENANTS
- READILY AVAILABLE PARKING



### LOCATION

The subject property is situated on a popular parade in the North Leeds suburb of Street Lane at Roundhay. Nearby traders include Banyan, San Carlos and Co-op. Roundhay Park is close by and Leeds City Centre is readily accessible about 5 miles away.

### DESCRIPTION

The premises form part of a larger building constructed in brick under a pitched roof. The available space comprises two ground floor retail units let to Starbucks and Linley & Simpson respectively with further first floor retail space let to Hair at Brills (hairdresser). There are also first and second floor offices let to Kip McGrath.

### ACCOMMODATION

	SQ M	SQ FT
Linley & Simpson	157	1,690
Starbucks	139.16	1,498
Hair at Brills	76.45	823
Kip McGrath	211.26	2,274

A full breakdown of the floor areas is detailed in the tenancy schedule below.

### SERVICES

We understand that mains water, gas, 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 the current uses.

### RATING

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

	Rateable (2017)	Value	Estimated rates payable
L&S	£30,750		£14,329
Starbucks	£46,750		£21,785
Hair at Brills	£7,300		£3,401
Kip McGrath FF	£15,000		£6,990
Kip McGrath SF	£5,300		£2,470

Tenant	Rent	Next Review & Expiry
L&S	£34,320 Increases to £38,820 23/6/19	Review 23/6/2019. Exp. 31/5/2018. Tenant break 2023
Starbucks	£52,500	Lease expiry 2023
Hair at Brills	£11,184	Review 01/11/2021. Exp. 31/10/2024
Kip McGrath	£20,000 Increases to £21,500 31/5/20	Review 31/05/2023. Exp 31/05/28. Tenant break 2023

### TERMS

The property is offered for sale on a freehold basis at the sum of £1,725,000.

### VAT

Our client has advised us that Value Added Taxation is not 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, however a solicitor undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

### EPC

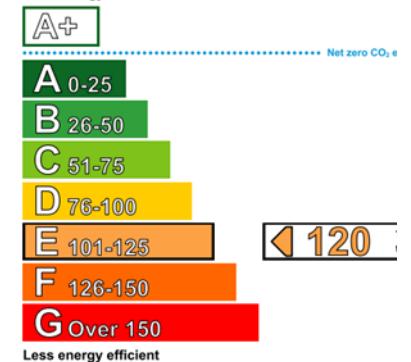
#### Energy Performance Certificate Non-Domestic Building

The House at Brills  
54 Street Lane  
Leeds  
LS8 2ET

This certificate shows the energy rating of this building compared to two benchmarks for this type of building: one appropriate for existing buildings. There is more information in the guidance document *Energy Performance Certificate of non-dwellings* available on the Government's website [www.gov.uk/government/collections/energy-performance](http://www.gov.uk/government/collections/energy-performance)

#### Energy Performance Asset Rating

More energy efficient



### ENQUIRIES

Nabarro McAllister  
Email: [info@nabarro-mcallister.co.uk](mailto:info@nabarro-mcallister.co.uk)

Tel: 0113 266 7666

REF:  
**SUBJECT TO CONTRACT**  
March 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.

### 54 – 56 Street Lane, Leeds, LS8 2ET – Schedule of Tenancies

Property	Tenant	Lease Terms	Rent	Floor Areas	EPC Rating	Comments
54 Street Lane	Linley and Simpson (Estate Agent)	10 year lease from 1st June 2018 at an annual rent of £34,320 until 23rd June 2019 when the rent increases to £38,820. There are 5 year rent reviews and there is a tenant only break clause at 2023. The lease is held on effective full repairing and insuring terms.	£34,320	GF Sales 828sqft GF Kitchen 92sqft Basement 202sqft FF Store 165sqft SF Store 403sqft	E120	L&S employ over 230 staff at 16 Branches within Yorkshire.
56 Street Lane	Starbucks	15 year lease from 4th June 2008 at a rent of £52,500 per annum with 5 year rent reviews on effective full repairing and insuring terms.	£52,500	GF Sales 1,297sqft GF Office 70sqft FF Office 131sqft	D81	28,218 Locations Worldwide
First Floor, 54 Street Lane	Sharon Wilson (Hair at Brills)	12 year lease from 1st November 2012 at an annual rent of £11,184. There are rent reviews at 3 yearly intervals and the lease is held on effective full repairing and insuring terms.	£11,184	FF 823sqft	C68	Independent Hairdresser
First and Second Floors 54/56 Street Lane	Adam and Ruth Robertson (Kip McGrath)	10 year lease from 1st June 2018. Annual rent £20,000 per annum until 31st May 2020 when rent increases to £21,500. The rent will remain at this level until 31st May 2023 when the rent will be reviewed to open market value. The lease is held on effective full repairing and insuring terms and there is a tenant only break clause in 2023.	£20,000	GF Lobby 117sqft FF Office 1,143sqft SF Office 1,014sqft	D95	Franchise of 560 centres worldwide