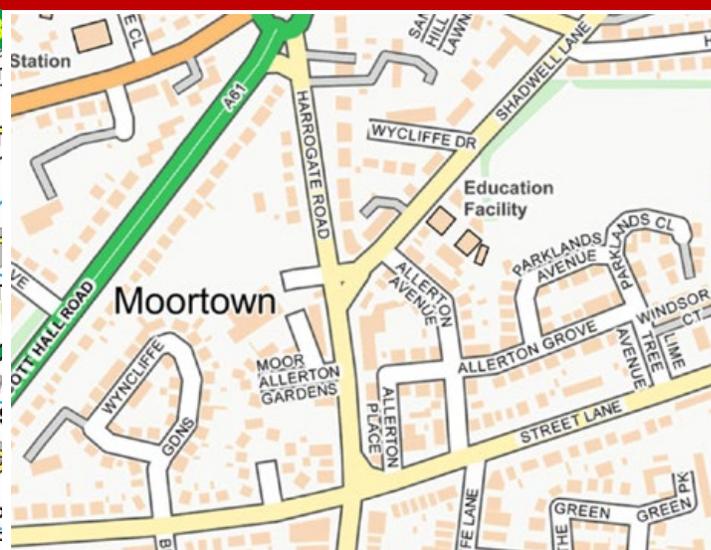
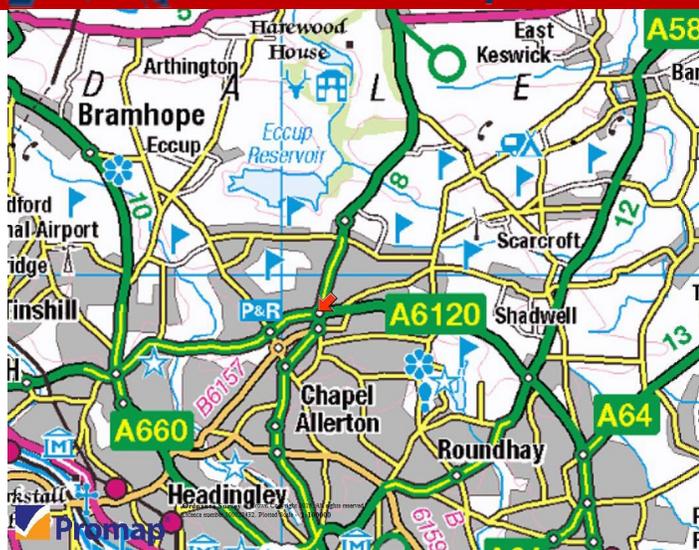


**PROMINENT RETAIL SHOP WITH A2 USE 506 SQ FT (47 SQM)**



**369 Harrogate Road**  
**Leeds LS17 6DW**

- GROUND FLOOR SHOP WITH A2 USE
- PROMINENT POSITION MOORTOWN CORNER
- ADJACENT TO ENTRANCE TO M AND S



### LOCATION

The property stands at the entrance of the car park to Marks and Spencers 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 William Hill. There is readily available parking at Marks & Spencer's food store adjacent. The property benefits from an aluminum framed display window. Nearby occupiers include a variety of estate agents, cafes and the Leeds Building Society.

### ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	47	506

### SERVICES

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

### LEGAL COSTS

The incoming tenant will be responsible for the landlords reasonable legal costs and preparation of the Lease.

### RATING

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

	Rateable Value (2019)	Estimated rates payable
Shop & Premises	£13,000	£6,240

**Please note that under certain circumstances, occupiers may be able to claim small business rate relief and enquiries should be made of the rates office of Leeds City Council.**

### PLANNING

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

### RENTAL

£17,500 per annum exclusive.

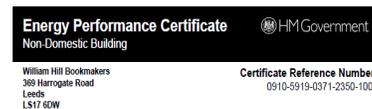
### TENURE

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



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates)



### ENQUIRIES

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

Tel: 0113 266 7666

**REF:**  
**SUBJECT TO CONTRACT**

September 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.