

SELF CONTAINED SHOP TO LET

144.92 SQM (1,560 SQFT)



34 STATION ROAD
CROSS GATES
LEEDS
LS15 7JY

- UPPER FLOOR ACCOMMODATION
- CUSTOMER PARKING
- OPPOSITE CROSS GATES SHOPPING CENTRE



LOCATION

The subject property stands on a small parade of shops opposite Cross Gates Shopping Centre and the Train Station, with frontage to the Leeds Outer Ring Road. Leeds city centre is 4 miles to the West.

DESCRIPTION

The property comprises an end of terrace retail unit with a basement and upper floor accommodation. The building is constructed with walls faced externally in brick under a slated pitched roof. There is a large aluminium and glazed shop front. The available space comprises a ground floor sales area with WC to the rear, a basement store and first and second floor offices/stores and kitchen. The property benefits from gas central heating, air conditioning, a suspended ceiling and customer parking. Nearby occupiers include KFC, Home Bargains and British Heart Foundation.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	42.35	456
Ground Floor Store	5.85	63
W/C	-	-
Basement	36.04	388
First Floor	35.48	382
Second Floor	25.17	271

SERVICES

We understand that the property benefits from mains water, drainage, gas and electric. Please note that neither service connections nor any appliances have or will have been 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. Transitional relief may affect the rates payable quoted. Small business rates relief may be available.

	Rateable Value (2017)	Estimated rates payable
Shop and Premises	£11,250	£5,163

PLANNING

The property has planning consent for A2 Financial & Professional Services Use. There is permitted change of use to A1 Retail. Other changes of use may be permitted. Interested parties should make their own enquiries with the local authority.

RENTAL

£13,950 Per Annum Exclusive

TENURE

Available by way of an effective new full repairing and insuring Lease for a term of 5 years or multiples of 5 years.

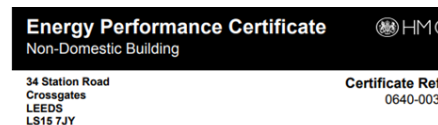
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

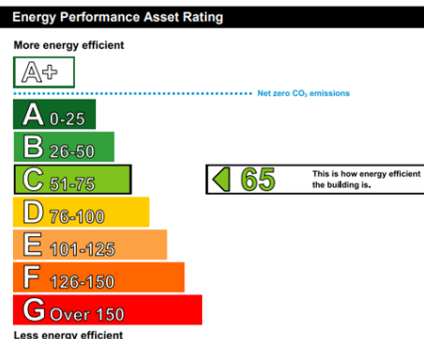
VAT

Our client has advised us that Value Added Taxation 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 rating of the building fabric and the heating, ventilation, cooling and lighting system 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 the guidance document *Energy Performance Certificates for the construction of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



ENQUIRIES

Nabarro McAllister
 Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

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.