

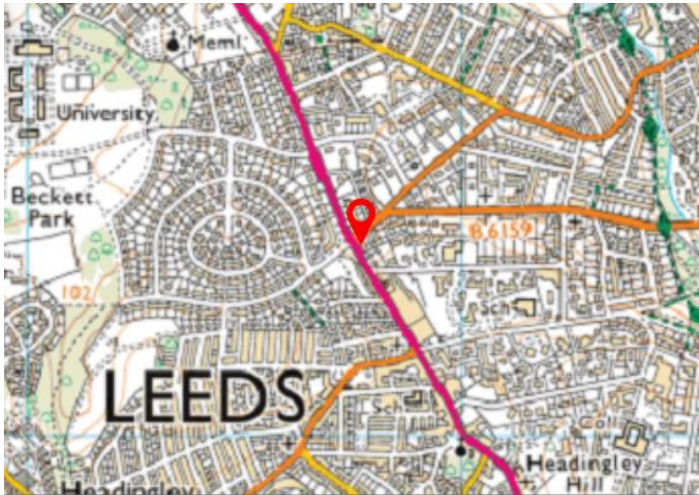
**RETAIL INVESTMENT**

**286.5 SQM (3084 SQFT)**



**52-54 OTLEY ROAD**  
**LEEDS**  
**LS6 2AL**

- PROMINENT CORNER POSITION
- LONGSTANDING TENANTS
- ATTRACTIVE SUBURBAN INVESTMENT



### LOCATION

The property occupies a corner position at the junction of Otley Road and Grove Lane, Headingley. It is only a short distance away from the Headingley Arndale Centre on a parade of about six units. Leeds City Centre is about 4 miles away and the Leeds Outer Ring Road is also readily accessible, about 2 miles in the opposite direction.

### DESCRIPTION

The property comprises a four storey building divided into two retail units, being of traditional construction, with walls built in stone under a slated pitched roof. The gutters are in wood and the fallpipes are in cast iron and PVC. There is a forecourt to the front and vehicular access at the rear which provides car parking for four/five vehicles.

### ACCOMMODATION

	SQ M	SQ FT
<b>54 OTLEY ROAD</b>		
Three store cellars	49	528
Ground Floor Café/Sales	49	531
Half Landing WC		
First Floor Offices, Studio and Kitchen	75	806
Second Floor Attic Room	22	235
<b>52 OTLEY ROAD</b>		
Basement	20	216
Sales Area used as hairdressing salon	68	729
WC		

### SERVICES

We understand the property benefits from all mains services. No test of the services has been made. Purchasers should rely on their own investigations.

### 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
54 OTLEY ROAD	£17,250	£8,625
52 OTLEY ROAD	£17,500	£8,750

### PLANNING

The property is believed to have planning consent for its current use as a hairdressing salon and a café/art studio.

### TENANCIES

52 Otley Road is subject to a 12 year lease from 2012 at an annual rent of £17,500 per annum with rent reviews at 3 yearly intervals.

54 Otley Road is subject to a 9 year lease from 29<sup>th</sup> February 2017. There is a tenant option to break in February 2023 and the annual rent is £20,400 per annum. The rent is reviewed at 3 yearly intervals. Both leases are held on effective full repair and insuring terms.

### TERMS

The property is offered for sale subject to the existing leases at offers in excess of £525,000.

### VAT

Our client advises that VAT is not applicable on this transaction. Your legal adviser should verify.

### LEGAL COSTS

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

### EPC



### ENQUIRIES

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

Tel: 0113 266 7666

REF: SGN  
SUBJECT TO CONTRACT  
SEPTEMBER 2020

## 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.