

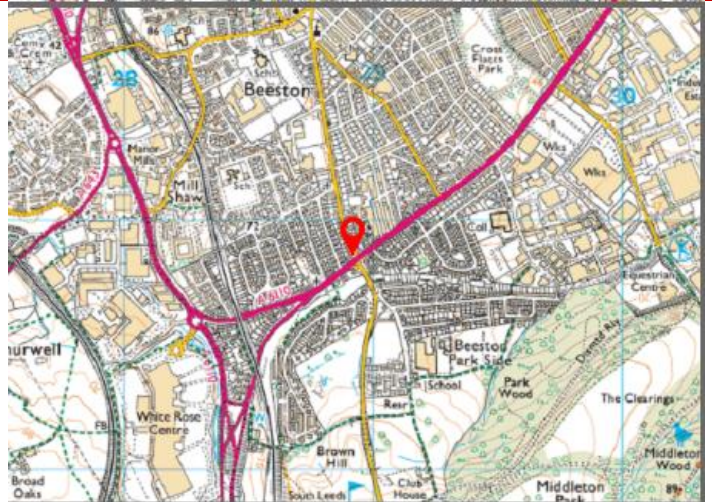
GROUND FLOOR LOCK-UP SHOP

58 SQM (626 SQFT)



188 OLD LANE
LEEDS
LS11 8AG

- PROMINENT CORNER POSITION
- DOUBLE FRONTED DISPLAY WINDOW
- SECURE PREMISES



LOCATION

The property occupies a prominent corner position at the junction of Old Lane and Dewsbury Road, about 3 miles south of Leeds City Centre in the suburb of Beeston and readily accessible for the motorway network.

DESCRIPTION

The property comprises a ground floor shop being of traditional cavity construction with walls of 11" thickness faced externally in brick under a slated pitched roof. There is a double fronted shop window.

ACCOMMODATION

	SQ M	SQ FT
Sales Shop	56	603
Store Room	2	23
WC	-	-

SERVICES

We understand the property benefits from mains water, drainage, 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.

Given the level of the rateable value, some occupiers may qualify for small business rate relief.

	Rateable Value (2017)	Estimated rates payable
SHOP & PREMISES	£7,000	£3,500

PLANNING

The property has planning consent for A1 retail use. Other changes of use may be permitted. Interested parties should make their own enquiries with the local authority.

RENTAL

£8,000 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.

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

EPC



ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF:
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.