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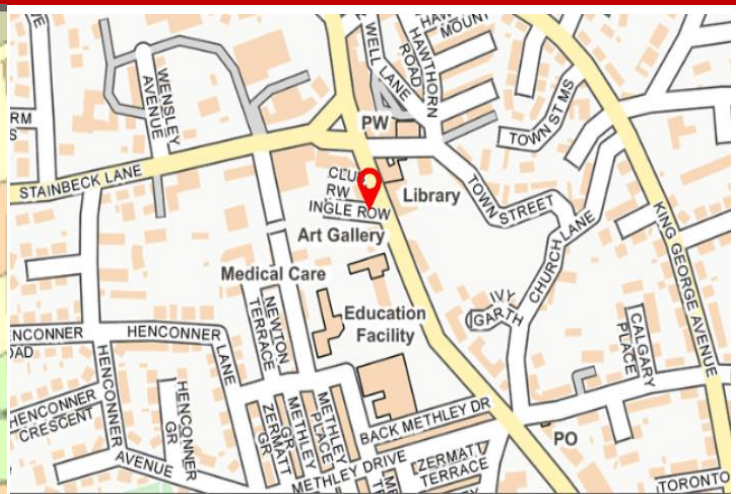
**SELF CONTAINED OFFICE BUILDING**

**83.5 SQM (899 SQFT)**



**41 HARROGATE ROAD  
LEEDS LS7 3PD**

- CENTRAL CHAPEL ALLERTON
- SELF-CONTAINED TWO STOREY OFFICE
- A2 USE



### LOCATION

The subject property stands in the center of Chapel Allerton occupying a main road position on the Harrogate Road adjacent to the car park of the Co-op Supermarket. There are several bars, restaurants and cafes within easy walking distance in Chapel Allerton.

### DESCRIPTION

The property comprises a two storey building built in stone with a part render finish under a blue slated pitched roof. The gutters and fallpipes are in PVC. There is a double fronted window with central entrance. There are kitchen facilities at first floor level and W.C. accommodation. The building benefits from gas fired central heating and uPVC double glazing.

### ACCOMMODATION

	SQ M	SQ FT
Ground Floor Office	45	483
First Floor Office	33	357
First Floor Kitchen	5.5	59

### SERVICES

We understand that mains water, gas, drainage are connected. None of the services have been tested.. Please note that neither service connections nor any appliances have or will be tested prior to completion

### RATING

The property has the following entries in the 2010 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted. Please note that under certain circumstances occupiers may be able to claim small business rate relief and enquiries should be made at the rates office of Leeds City Council.

	Rateable Value (2010)	Estimated rates payable
Office & Premises	£16,000	£8,000 p.a.

### PLANNING

The premises are believed to have A2 use.

### RENTAL

The property is offered to let on a 5 year Lease or multiples of 5 years at an asking rent of £18,000 per annum exclusive. The Lease is to be on full repairing and insuring terms.

### 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 in respect of preparation of the Lease.

### EPC

**Energy Performance Certificate**  
 Non-Domestic Building

HM Government

91-93, Church Street  
 LS2 9JH  
 WAI81AJ

Certificate Reference Number:  
 0630-1050-0374-9520-0014

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A 0-25  
 B 26-50  
 C 51-75  
 D 76-100  
 E 101-125  
 F 126-150  
 G Over 150

Less energy efficient

103 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
 Building environment: Air Conditioning  
 Total useful floor area (m<sup>2</sup>): 619  
 Building complexity (N08 level): 3  
 Building emission rate (gCO<sub>2</sub>/m<sup>2</sup>): 107.15

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
 37 if newly built  
 38 if typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234

### ENQUIRIES

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

Tel: 0113 266 7666

REF: AG0109  
**SUBJECT TO CONTRACT**

August 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.



