

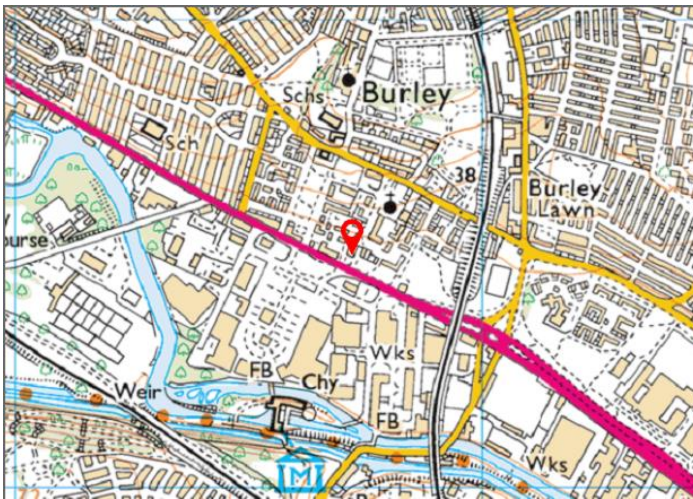
RETAIL/SHOWROOM PREMISES

565 SQM (6,082 SQFT)



330-332 KIRKSTALL ROAD
LEEDS
LS4 2DN

- MAIN ROAD POSITION ON KIRKSTALL ROAD
- PROMINENT SHOWROOM/RETAIL PREMISES
- GOOD CAR PARKING



LOCATION

The property occupies a main road position on Kirkstall Road, opposite the Warner Village cinema and restaurants, about 1 mile from Leeds City Centre, on one of the main western arterial routes out of town. In recent years Kirkstall Road has undergone a programme of widening and improvements. Nearby occupiers include McDonald's, William Hill, Costa and Iceland.

DESCRIPTION

The property comprises a two storey building with retail/showroom space at ground floor level and additional storage space at first floor level. The property is of traditional construction with walls built around a concrete frame, with walls faced in brick under a flat roof. There is a forecourt to the front providing car parking for approximately 10 vehicles.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor		
Main Sales Area	321	3,460
Storage and Offices	36.4	392
WC		
First Floor, Stores & Kitchen	207	2,230
Three disused WC's	-	-

SERVICES

We understand the property benefits from water, drainage, and electric. There is a goods lift between ground and first floor level. No test of the services has been made and 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. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable
SHOP & PREMISES	£36,250	£18,125

PLANNING

The property is believed to have planning consent for A1 retail use. Purchasers should make their own enquiries of the Local Planning Office of Leeds City Council.

TERMS

The property is offered to let on a longer lease with multiples of 5 years at an annual rent of £50,000 per annum. The lease will be held on full repairing and insuring terms with upward only rent reviews at 5 yearly intervals.

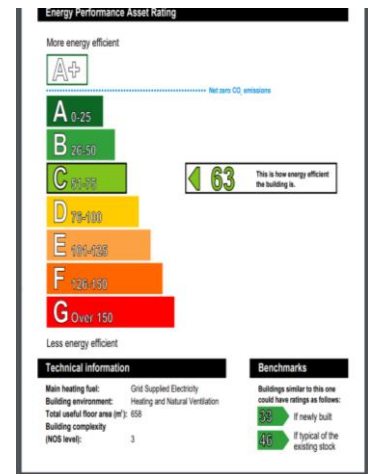
VAT

Our client has advised us that Value Added Taxation is/is not applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs in preparation of the lease. Each party is to be responsible for their own legal costs in connection with the assignment.

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.