

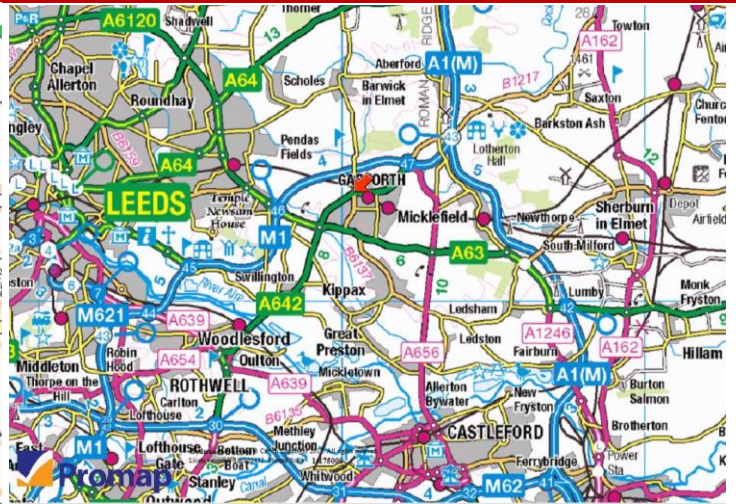
GROUND FLOOR RETAIL SHOP

67 SQM (722 SQFT)



**45 MAIN STREET
GARFORTH
LEEDS
LS25 1DS**

- POPULAR SUBURBAN PARADE
- BUSY LOCATION
- READILY AVAILABLE PARKING
- AVAILABLE NOW



LOCATION

The subject property stands in popular parade in the East Leeds suburb of Main Street at Garforth. Nearby traders include Sainsburys, Coral and Reeds Rains. Selby Road is close by leading to Junction 46 of the M1 Motorway and Leeds City Centre is readily accessible about 7 miles away.

DESCRIPTION

The premises form part of a larger building constructed in brick with a rendered covering under a tiled, pitched roof. The available space comprises a former travel agency unit, being a ground floor lock up shop. The unit has a double fronted, powder coated aluminum and glazed shop window and there is one car parking space at the rear. There is also readily available on street parking.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales Shop, Former Foreign Exchange Booth and Staffroom	67	722
WC		

SERVICES

We understand that mains water, drainage and electric are connected. 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 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
OFFICES	£11,750	£5,875

PLANNING

The property has planning permission for A1 retail use. There are now many use classes which can be the subject of a change of use without the need for planning permission but enquiries should be made of the local planning office.

RENTAL

£16,000 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.

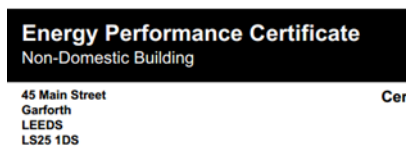
VAT

Our client has advised us that Value Added Taxation is applicable on this transaction. Your legal adviser should verify.

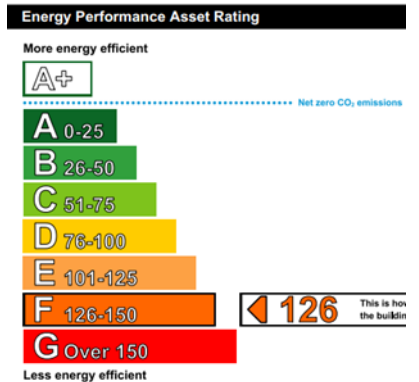
LEGAL COSTS

The incoming tenant to be responsible for the landlords legal costs in preparation of the Lease.

EPC



This certificate shows the energy rating of this building. It includes the building fabric and the heating, ventilation, cooling and compared to two benchmarks for this type of building: one appropriate for existing buildings. There is more advice on in the guidance document *Energy Performance Certificates for non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-cert



ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF: SGN
SUBJECT TO CONTRACT
January 2021

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.