

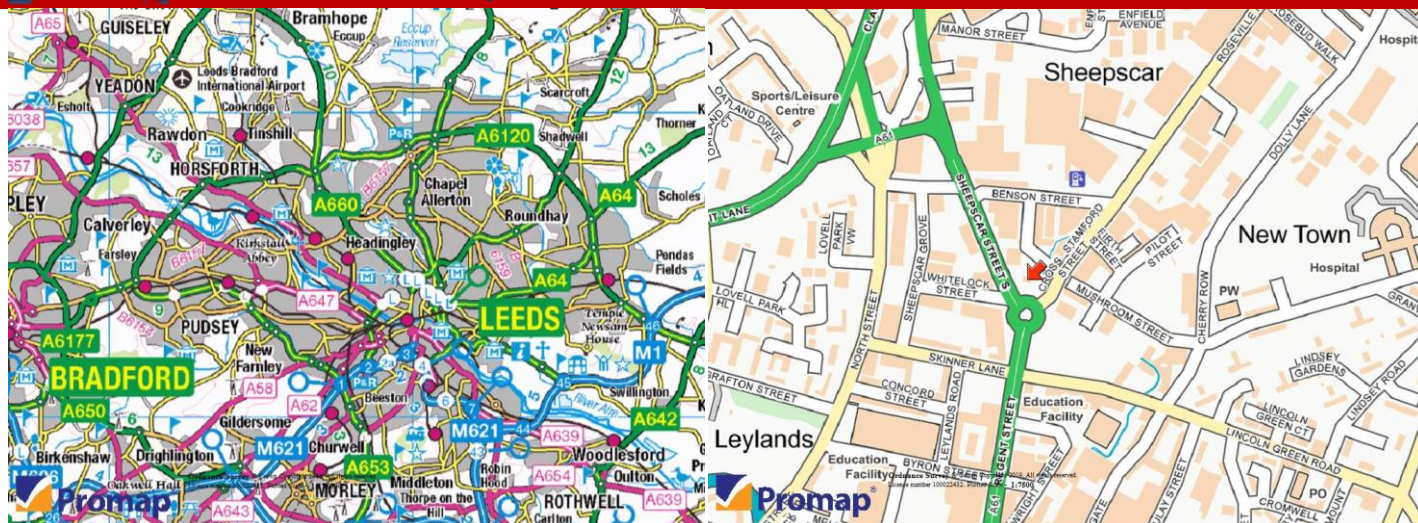
CAR RENTAL OFFICE AND FORECOURT

87 SQM (936 SQFT)



**SHEEPSCAR ST SOUTH
LEEDS
LS7 1AD**

- LOCATED IN BUSY CITY CENTRE LOCATION
- CLOSE TO INNER RING ROAD
- LARGE 0.183ac/0.074ha FORECOURT



LOCATION

The subject property is well situated having prominent frontage to both Sheepscar Street South and Cross Stamford Street. This convenient location enables immediate access to the major arterial routes in and around Leeds. The area is well established for car/van hire operators within Leeds City Centre.

DESCRIPTION

The available space comprises a Ground Floor car hire desk with vehicle display forecourt. The building is constructed in brick under a pitched roof. The premises have the benefit of a large vehicle display forecourt that could be used for a variety of uses subject to local authority planning permission. Nearby operators include Enterprise, Kwik Fit, Aldi, Avis and Leeds Car Rentals.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Office	80	861
Ground Floor Workshop	7	75

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.

	Rateable Value (2017)	Estimated rates payable
SHOP & PREMISES	£26,250	£12,232

PLANNING

The property has planning consent for Car Hire Use. Interested parties should make their own enquiries with the local authority. Other uses are available subject to planning permission.

RENTAL

£45,000 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.

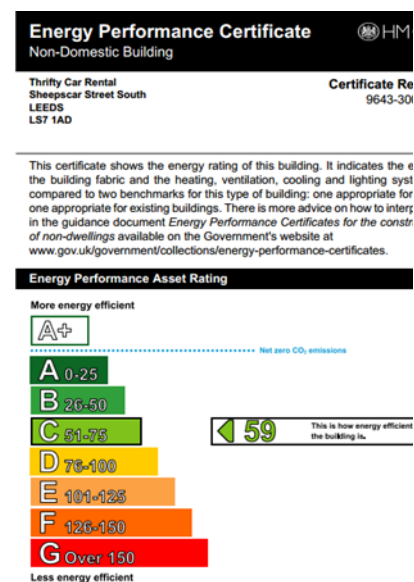
VAT

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

LEGAL COSTS

The prospective tenant will be responsible for the landlords legal costs in preparation of the Lease.

EPC



Energy Performance Certificate
Non-Domestic Building

Thrifty Car Rental
Sheepscar Street South
LEEDS
LST 1AD

Certificate Reference: 9643-301

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 system 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 improve energy efficiency in the guidance document *Energy Performance Certificates for the construction of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ (Net zero CO₂ emissions)

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

59 This is how energy efficient the building is.

ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF:
SUBJECT TO CONTRACT
February 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 states, all prices are quoted exclusive of VAT.

