

GROUND FLOOR RETAIL SHOP

135 SQM (1,455 SQFT)



186-188 SELBY ROAD
LEEDS
LS15 0LF

- POPULAR SUBURBAN PARADE
- EAST LEEDS RETAIL AREA AT HALTON
- MODERN PARADE



LOCATION

The property stands in a parade of a variety of local and national retailers including St Gemma's, Mydentist, Boots Pharmacy and Coral Bookmakers. There is a Co-op convenience store at the end of the parade. There is relatively easy access to Junction 46 of the M1 motorway and Leeds City Centre is readily accessible about 5 miles away.

DESCRIPTION

The property forms part of a larger building being of traditional construction with walls built in brick under a pitched roof. The available space comprises a former Fulton Foods retail unit, being double fronted with powder coated aluminum and glazed shop window.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Retail Shop	135	1,455
Disabled WC		
Internal Width	10.26m	33'6"
Built Depth	12.9m	42'2"

SERVICES

The property benefits from mains water, drainage and electric. No test of the services has been made.

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	£20,000	£10,000

PLANNING

The property has planning permission for A1 retail use which now falls within use Class E.

SERVICE CHARGE

There is a site service charge currently running at £260 plus VAT per quarter being the estate service charge, which will be passed on by our client to the occupier.

RENTAL

£16,500 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.

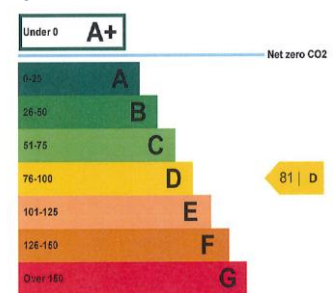
VAT

The property is elected for VAT and VAT will be chargeable on the rent.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's legal costs in preparation of the Lease.

EPC



ENQUIRIES

Nabarro McAllister
Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

REF: SGN
SUBJECT TO CONTRACT
March 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.