

GROUND FLOOR SHOP

91.2 SQM (982.3 SQFT)



**247 OTLEY ROAD
LEEDS
LS16 5LQ**

- LARGE GROUND FLOOR SHOP
- PROMINENT CORNER POSITION
- SUITABLE FOR A VARIETY OF USES
- PARKING TO SIDE OF BUILDING
- AVAILABLE DUE TO RELOCATION



LOCATION

The property occupies a prominent corner position on a parade of shops at West Park, on an established and highly desirable retail parade, about 5 miles west of Leeds City Centre. The nearby areas of Adel and Headingley are readily accessible and there is easy access to the Leeds Outer Ring Road.

DESCRIPTION

The property comprises a ground floor lockup shop being part of a larger building, which is of traditional construction with walls built in brick under a blue slated pitched roof. The property has a display window with single entrance and extensive return frontage to the side.

ACCOMMODATION

	SQ M	SQ FT
Sales Shop	60.79	654.3
Rear Treatment Rooms, Storage & WC	30.5	328

SERVICES

The property benefits from mains water, drainage and electric. No test of the services has been made, however, up to date certification is available on enquiry of the letting agent

RATING

The property has the following entry in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2017)	Estimated rates payable
247 Otley Road Headingley Leeds LS16 5LQ	£19,000	£9,500

PLANNING

The property has been used for many years as an established beauty salon. The property could be suitable for a variety of alternative uses subject to discussion with the Local Planning Department of Leeds City Council.

TERMS

The property is offered inviting a new 10 year lease at an annual rent of £29,500 per annum. The lease is to be held on effective full repair and insuring terms.

VAT

Our client advises that VAT is not applicable on this transaction. Your legal advisor should verify accordingly.

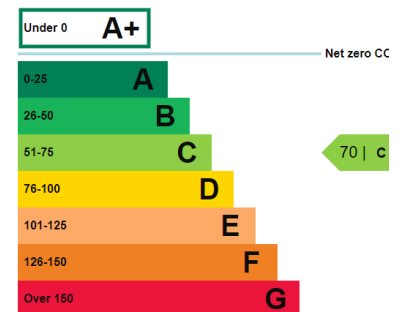
LEGAL COSTS

The prospective tenant would be responsible for the landlord's reasonable legal costs in respect of the preparation of the lease.

EPC

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more energy efficient your property is likely to be.

ENQUIRIES

Nabarro McAllister
Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

REF: SGN
SUBJECT TO CONTRACT

SEPTEMBER 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.