

## RETAIL SHOP WITH UPPER PARTS

177 SQM (1,913 SQFT)



**388 HARROGATE ROAD  
MOORTOWN  
LEEDS LS17 6PY**

- POPULAR SUBURBAN PARADE
- CLOSE TO MARKS & SPENCERS
- 4-STOREY BUILDING



### LOCATION

The property stands in a parade of retail units with nearby occupiers including Barclays Bank, Co-op Funeral Care, Leeds Building Society. Leeds City Centre is about 5 miles away and there is easy access to the Leeds outer ring road.

### DESCRIPTION

The property comprises a 3-store building plus basement being of traditional constructions with walls built in brick with a rendered covering under a slated pitched roof. The property has a powder coated aluminium and glazed double-fronted shop window.

### ACCOMMODATION

	SQ M	SQ FT
Basement	54.62	558
Ground floor sales & rear store	51.37	553
First floor office/storage	36.32	391
WC's/ second floor storage	38.18	411

### 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	£17,250	£8,625

### PLANNING

The property has planning permission for A1 retail use which now falls within use Class E. The current owner has recently obtained planning permission for change of use of upper floors to residential. Details available on request.

### TERMS

The property is offered on a new 10 year lease with upward only rent reviews at the end of the fifth year, at an annual rent of £25,000 per annum.

### TENURE

It is believed the property is freehold..

### VAT

The property is not elected for VAT and VAT will not be chargeable on the rent.

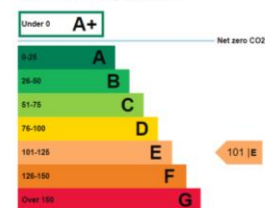
### LEGAL COSTS

The tenant will be responsible for the landlord's legal costs in connection with the preparation of the lease.

### EPC

#### Energy efficiency rating for this property

This property's current energy rating is E.



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 carbon dioxide (CO2) your property is likely to emit.

### ENQUIRIES

Nabarro McAllister  
Email: [info@nabarrormcallister.co.uk](mailto:info@nabarrormcallister.co.uk)

Tel: 0113 266 7666

**REF: SGN**  
**SUBJECT TO CONTRACT**  
May 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.