

TO LET

**Nabarro
McAllister**

Suburban shop on an established
parade in Headingley

14 ST. ANNE'S ROAD, LEEDS, LS6 3NX

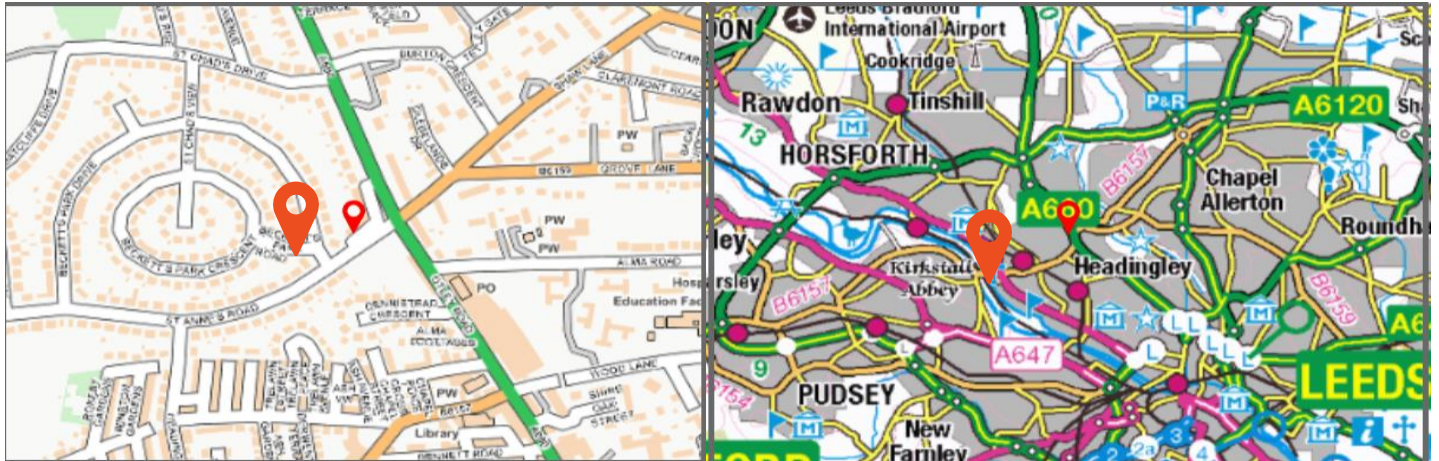


- Prominent parade
- Junction of St. Anne's Road & Otley Road

RENT £24,500

97 m2
(1040 ft2)

14 ST. ANNE'S ROAD, LEEDS, LS6 3NX



LOCATION

The subject property is well situated, having frontage to St. Anne's Road on a corner parade at the junction with Otley Road in the popular suburban area of Headingley, which lies some three miles to the north west of Leeds city centre. This convenient location enables immediate access to all local shopping and transport facilities as well as being in a popular student/new professionals area.

DESCRIPTION

The property comprises a two-storey mid-terraced building with ground floor retail shop with rear office/storage and upper floor office accommodation. The property is of traditional construction with walls of 11" thickness, faced externally in brick, under a concrete, tiled, pitched roof. The gutters and fall pipes are in PVC.

The shop has the benefit of a double fronted display window with arcade entrance.

Nearby occupiers include Domino's Pizza, Salvo's and Sukhothai restaurants and a variety of other private traders.

ACCOMMODATION

	m2	ft2
GROUND FLOOR		
Sales Area	28	302
Rear Office	20	215
Rear Lobby	X	x
Kitchen	5	50
WC	-	-
FIRST FLOOR		
Offices/Kitchen	44	473
WC	-	-
TOTAL	97	1040

Additional space is available to let on a separate Lease to the upper floor of 16 St. Annes Road. Further details available on application.

SERVICES

We understand the property benefits from all mains services. Gas fired central heating is installed. Please note that neither the service connections nor appliances have or will be tested prior to completion.

RATEABLE VALUE

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

Rateable Value (2017)	Estimated rates payable
£11,500	£5,750

Occupiers of no other premises may qualify for small business rates relief and enquiries should be made of Leeds City Council.

PLANNING

This property has planning consent for A2 use. This now falls into the current E Class in the used classes order, providing availability for a variety of uses. Purchasers should make their own enquiries with the Local Authority.

RENTAL

£24,500 p.a. exclusive.

TENURE

Available by way of a new full repairing and insuring lease for a term of 5 years or multiples of 5 years.

VAT

Our client is advised that VAT is not applicable on this transaction. Your legal adviser should verify.

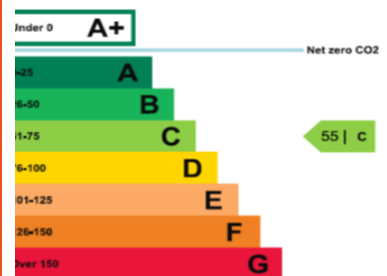
LEGAL COSTS

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

EPC

Energy efficiency rating for this property

This property's current energy rating is C.



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

January 2022

Nabarro McAllister

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.

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