

TO LET

Ground floor lock up shop  
in busy suburban parade  
at Moortown

404 HARROGATE ROAD, LEEDS LS17 6PY

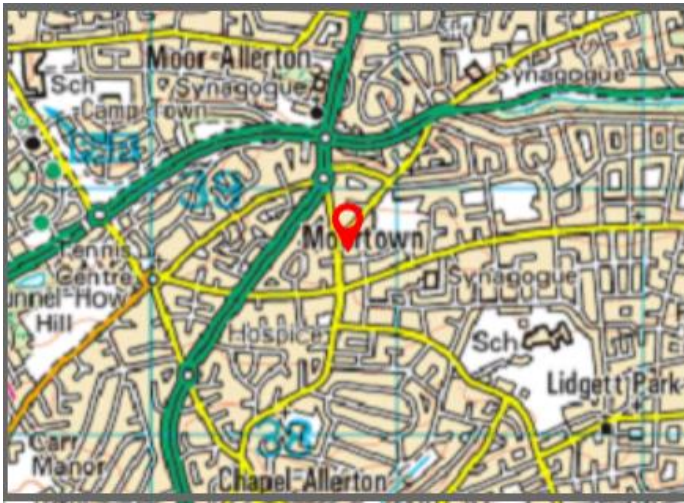


- Popular north Leeds suburban parade
- Opposite Marks & Spencer foodstore
- Suitable for a variety of uses
- Communal forecourt parking

RENT £25,000 p.a.

**71m<sup>2</sup>**  
**(763 ft<sup>2</sup>)**

# 404 HARROGATE ROAD, LEEDS, LS17 6PY



## LOCATION

The property stands in a parade of retail units with nearby occupiers including Barclays Bank, Coop Funeral Care and Leeds Building Society.

The parade stands in the north Leeds suburb of Moortown, about 5 miles from Leeds city centre and with easy access to the Leeds outer ring road.

## DESCRIPTION

The property comprises a ground floor single storey lock up shop, being of traditional construction with walls built in brick with flats above in separate ownership.

The property has a display window with double entrance doors.

The property fronts directly onto the footpath with shared forecourt parking with the other retail units.

## ACCOMMODATION

	m2	ft2
<b>GROUND FLOOR</b>		
Zone A	35.3	380
Zone B	15.9	171
Zone C	6.7	72
Ancillary	13	140
Staff WC	-	-
Rear Store	5	60
<b>TOTAL</b>	<b>75.9</b>	<b>823</b>

## SERVICES

The property benefits from mains water, 3 phase electric and mains drainage.

## 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
£17,250	£8,625

## PLANNING

This property is believed to have planning consent for A2 use, which now falls into the current E Class in the Use Classes Order. Purchasers should make their own enquiries with the Local Authority.

## TERMS

The property is offered to let on a 5 year lease or multiples of 5 years at an annual rent of £25,000 p.a. exclusive.

## VAT

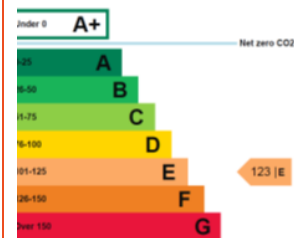
Our client advises that VAT is applicable on this transaction. Your legal advisors should verify. The quoted rent is net of VAT.

## LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs incurred in the transaction.

## EPC

energy efficiency rating for this property  
this property's current energy rating is E.



## VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

[www.nabarromcallister.co.uk](http://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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