

TO LET

First floor office suite

 Nabarro
McAllister

16A ST. ANNE'S ROAD, LEEDS, LS6 3NX

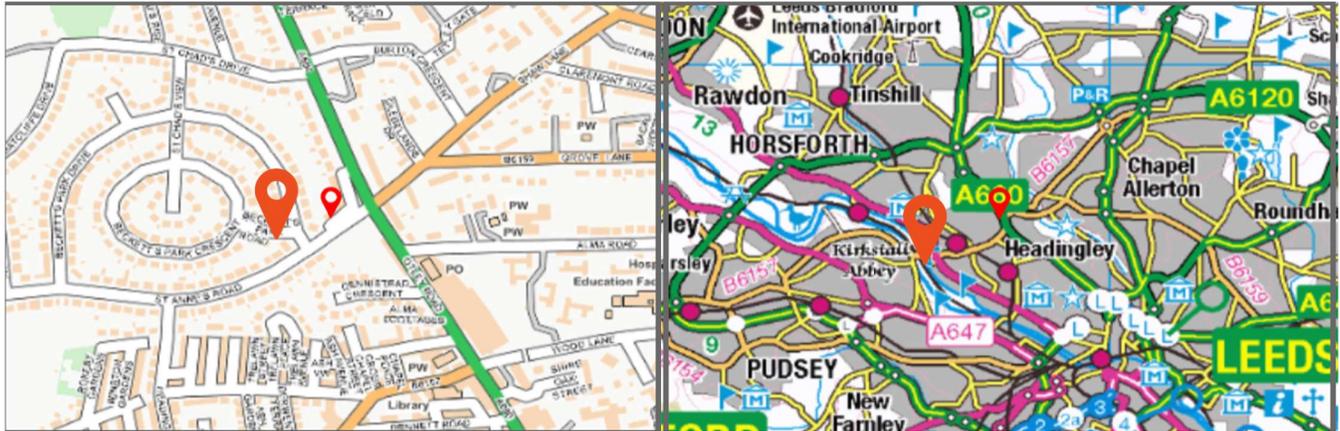


- Offices above shop prominent parade
- Junction of St. Anne's Road & Otley Road
- Space also available in conjunction with 14 St. Anne's Road

RENT £7,000 p.a.

39 m2
(416 ft2)

16A ST. ANNE'S ROAD, LEEDS, LS6 3NX



LOCATION

The subject property is well situated standing above the end unit on St. Anne's Road on a corner parade of 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 self-contained first floor office unit. 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. Access to the accommodation is at the left hand side of the building.

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

ACCOMMODATION

	m2	ft2
FIRST FLOOR		
3 Offices	39	416
WC	-	-
TOTAL	39	416

This space is also being made available with a shop and first floor space above on the next door property at 14 St. Annes Road, details available on application.

SERVICES

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 2018 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2017)	Estimated rates payable
£3,400	£1,700

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 office use. Purchasers should make their own enquiries with the Local Authority.

RENTAL

£7,000 p.a. exclusive.

TENURE

The property is available by way of an assignment of an existing lease expiring in 2026.

VAT

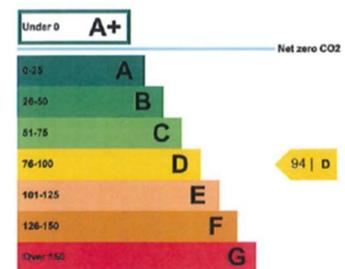
LEGAL COSTS

The ingoing tenant is to share in the cost of the assignment by the existing tenant and the landlords legal costs.

EPC

Energy efficiency rating for this property

This property's current energy rating is D.



VIEWING

By appointment only

Nabarro McAllister

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January 2022



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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