

TO LET

Ground Floor Lock-up Shop

M Nabarro
McAllister

75 STREET LANE, LEEDS LS8 1AP

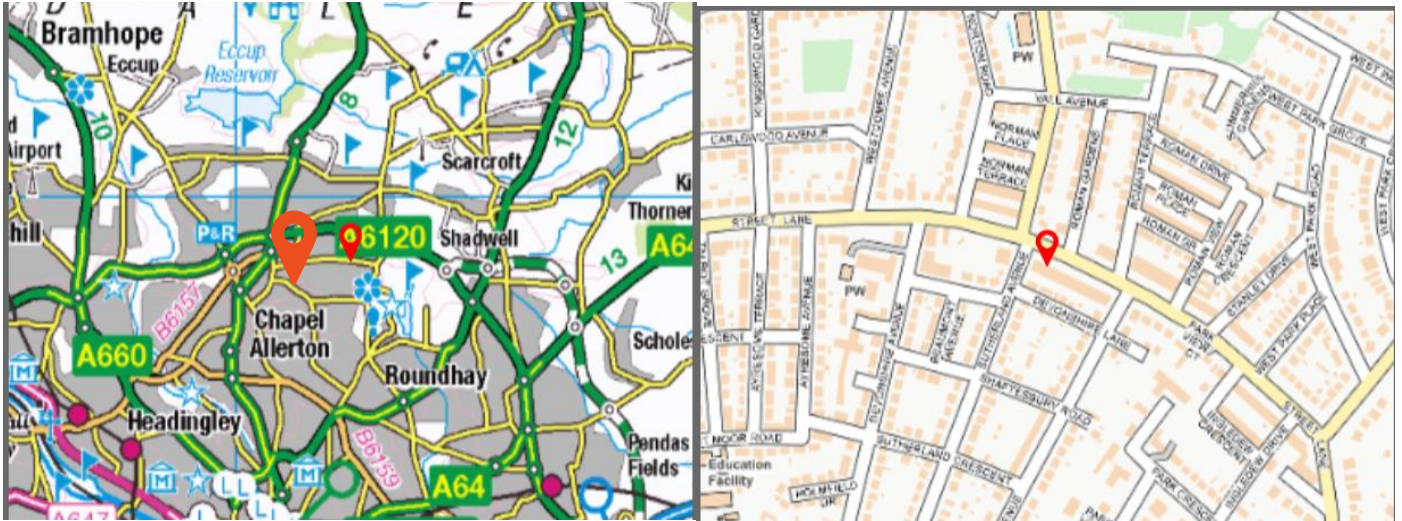


- Suburban Lock-Up Shop
- Street Lane Parade
- Double Fronted Shop Window
- Security Shutter to Shop Window

OIEO £24,000pa

61m2
(659 ft2)

75 STREET LANE, LEEDS LS8 1AP



LOCATION

The subject property is situated on a substantial and popular parade in a north Leeds suburb of Street Lane at Roundhay.

Nearby traders include William Hill, Cooplands Bakers, Brosgill opticians and Hayley & Clifford.

There are a number of Cafés and restaurants on the parade and within the immediate vicinity. Roundhay Park is close by and Leeds City Centre is readily accessible about 5 miles away.

DESCRIPTION

The available space comprises a ground floor retail shop with basement area having significantly restricted headroom.

The shop has the benefit of a double fronted display window and security shutters.

The Landlord is to install a WC at ground floor level

ACCOMMODATION

	m2	ft2
ZONE A	28.06	302
ZONE B	26.7	287
Remainder	6.5	70
WC		
Preparation Room		
TOTAL	61.26	659

SERVICES

The property benefits from mains water drainage and electricity. Please note that neither service connections or any appliances have or will be tested prior to completion.

RATEABLE VALUE

The property has the following entry in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may effect the rates payable quoted. The rateable value currently includes other parts of the property which have been separated off and therefore the shop will need to be re-assessed.

Rateable Value (2017)	Estimated rates payable
£20,500	£10,250

PLANNING

This property is being used under A1 retail use which now falls within class E for many years. Obtaining the necessary planning consent in accordance with their occupation is the responsibility for any Tenant and we recommend that further enquiries are directed to the Local Planning Authority.

RENTAL

£24,000.00pa exclusive

TENURE

Available by way of an effective new full repairing and insuring Lease for a term of 5 years or multiples of 5 years. The Tenant will be responsible for the repair of the interior together with 1/3 of the cost of the Landlords expenditure on external repairs and Buildings Insurance

VAT

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

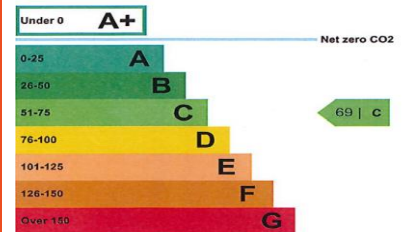
LEGAL COSTS

The Ingoing Tenant is to be responsible for the Landlords legal costs in connection with 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).

VIEWING

By appointment only
Nabarro McAllister

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REF: June 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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