

TO LET

M Nabarro
McAllister

Ground Floor Retail Shop Premises

454 DEWSBURY ROAD, LEEDS LS11 8AJ

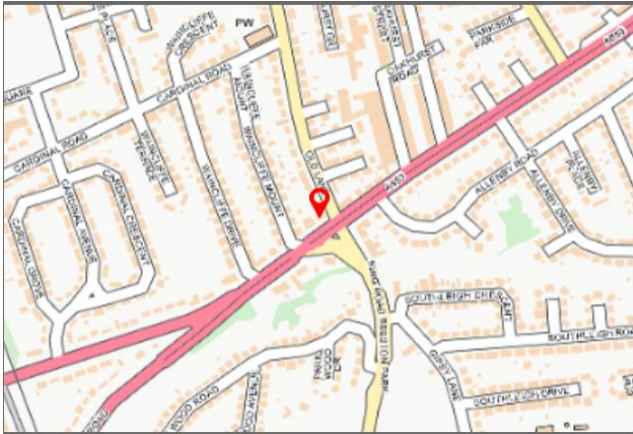


- Ground Floor Lock Up Shop
- Forecourt parking
- Main Road Position
- Easy Access to Motorway Network

£10,000 per annum

60m² (638 ft²)

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LOCATION

The property occupies a prominent corner position at the junction of Dewsbury Road and Old Lane in the suburban area of Beeston readily accessible for Leeds City Centre and Morley and the White Rose Shopping Centre.

DESCRIPTION

The property comprises an end terraced double fronted shop unit being part of a three storey building being of traditional cavity construction with walls built in brick under a slated pitched roof and the gutters and fallpipes are in PVC. There is a tarmac car park to the front. There is a double fronted aluminium and glazed shop window. Nearby occupiers include Dan Pearce Estate Agents, Old Lane Express Convenience Store and a variety of other private traders.

ACCOMMODATION

	m2	ft2
Ground Floor Sales Shop	43	456
Store Rooms	9	97
Rear Hallway	6.5	69
Rear Store	1.5	16
W.C.		
TOTAL	60	638

SERVICES

We understand the property is connected to all mains services. Gas fired central heating is installed. No test of the services has been made. Purchasers should rely on their own investigations.

RATEABLE VALUE

The property has the below entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2017)	Estimated rates payable
Shop and premises	£8,400	£4,200

Some occupiers may qualify for small business rates relief and the appropriate enquiries should be made of Leeds City Council.

PLANNING

The last use of the property was as a hairdressing salon. Purchasers should make their own enquiries with the Local Authority.

TERMS

The property is offered on a new five year Lease or multiples of five years on full repairing and insuring terms at an annual rent of £10,000 per annum.

VAT

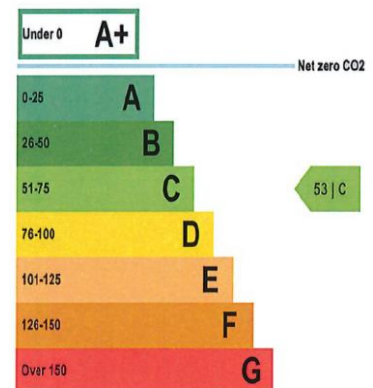
Our client advises that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

The tenant is to be responsible for the landlords reasonable legal costs incurred in this transaction.

EPC

This property's current energy rating is C.



VIEWING

By appointment only
Nabarro McAllister

Subject to contract

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: May 2023

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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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