

TO LET

N Nabarro
McAllister

Fish & Chip Restaurant Premises
Suitable for Restaurant or A1 Retail

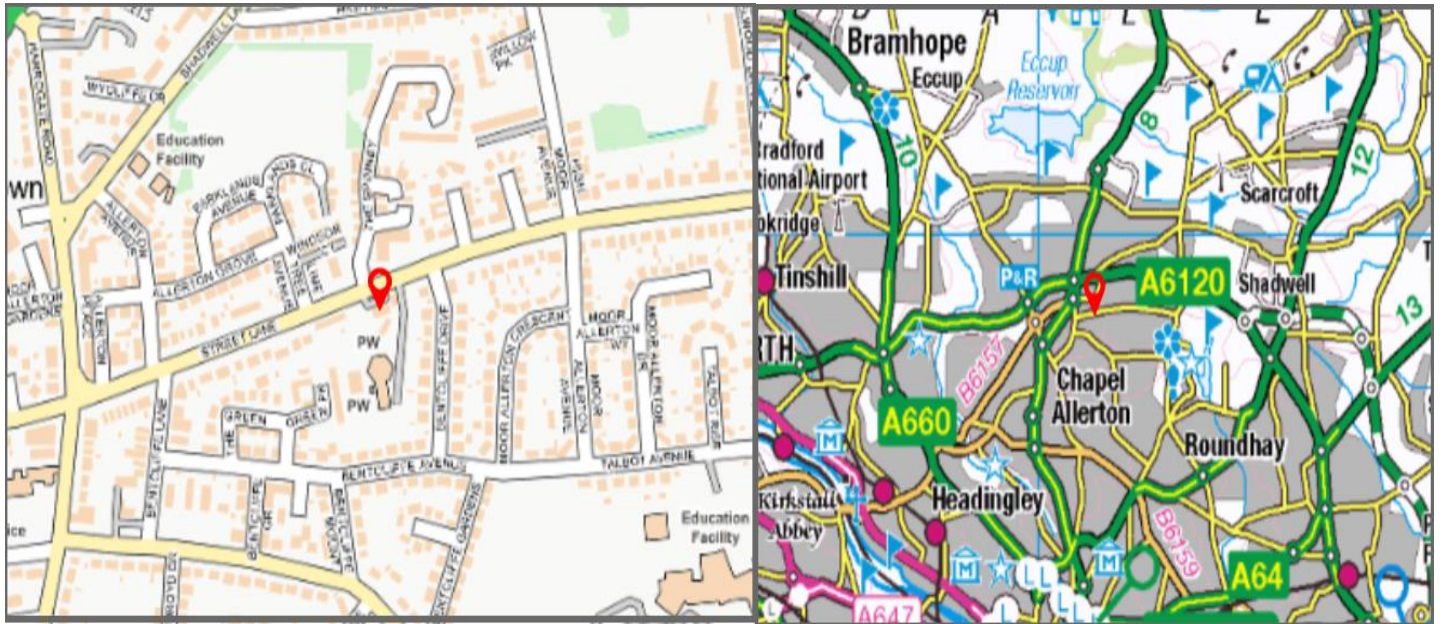
387 – 391^A STREET LANE, LEEDS, LS17 6HQ



- LARGE SINGLE STOREY PREMISES
- PROMINENT LOCATION ON STREET LANE
- SUITABLE FOR A VARIETY OF USES

£52,000 p.a.
2548 ft² (236 m²)

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LOCATION

The property occupies a prominent position on Street Lane, Close to the suburban centre of Moortown in a mixed used locality with residential and commercial properties close by. Leeds City Centre is about 5 miles away and there is easy access to the suburban centre of Roundhay within a ¼ of a mile.

DESCRIPTION

The property comprises a single storey building being of traditional cavity construction with walls built in brick under a concrete tiled pitched roof. The is a substantial forecourt car park which is shared with the 2 adjoining takeaways. The premises currently comprise 3 shop units which comprise a restaurant and bar and inter-communicating further shop unit which comprises fish & chip takeaway kitchen and preparation areas.

The buildings are estimated to be about 50 years old.

ACCOMMODATION

	m2	ft2
GROUND FLOOR		
RESTAURANT	135m ²	1453ft ²
TAKE AWAY SALES & KITCHEN	73.5sq ²	791ft ²
PREPARATION AREA	13sq ²	140ft ²
WC/ ANCILARY SPACE	15.2sq ²	140ft ²
TOTAL	236.7sq ²	2524ft ²

SERVICES

We understand the property benefits from all mains services. No test of the services have been made. The purchaser should rely on their own investigations.

RATEABLE VALUE

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

Rateable Value (2017)	Estimated rates payable
£45,250	£23,125

PLANNING

The last use of the property was as a restaurant and hot food takeaway and has been in this use for many years. Prospective tenants should make their own enquiries with the local authority.

TERMS

The property is offered on a new 5-year lease or multiples of 5 years on full repairing and insuring terms at an annual rent of £52,000 per annum.

VAT

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

LEGAL COSTS

The in-going tenant is to be responsible for the landlords legal costs and preparation of the lease.

EPC

Property type	Energy rating	Valid until
Restaurants and Cafes/Drinking Establishments/Takeaways	B	29 November 2032
Total floor area	252 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's current energy rating is B.		
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		

VIEWING

By appointment only

Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: July 2023

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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