

TO LET

 Nabarro  
McAllister

Self-contained ground floor shop and  
basement.

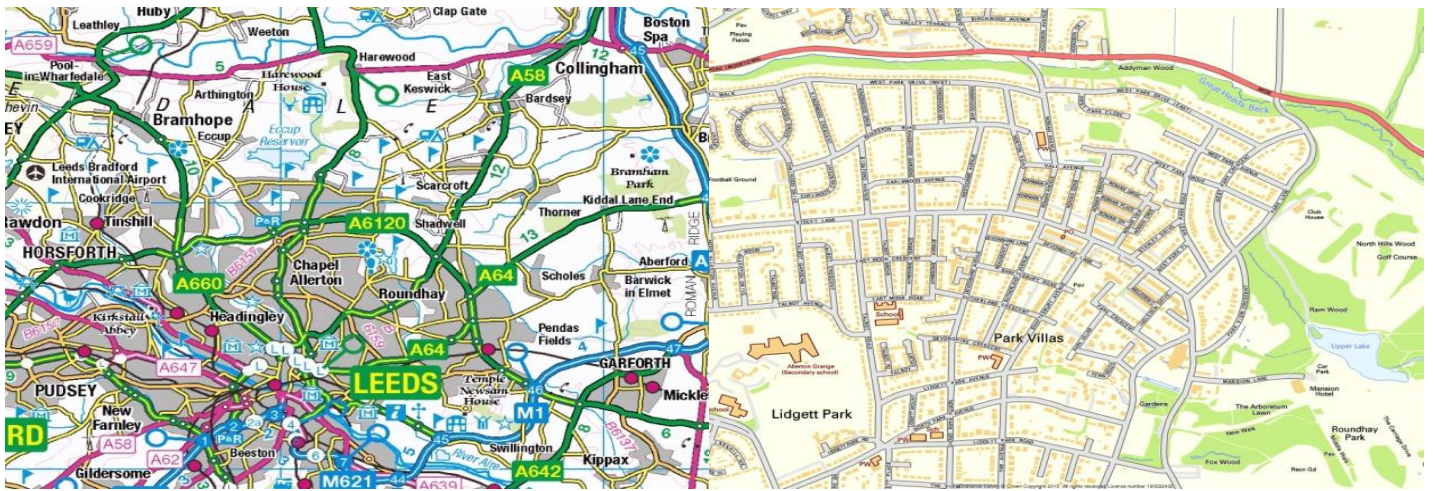
57 STREET LANE, LEEDS, LS8 1AP



- Centre location in popular suburban parade
- Street Lane, Roundhay
- Self-contained ground floor shop with basement storage/staffroom

Rent: £25,000 pa

# 57 STREET LANE, LEEDS, LS8 1AP



## LOCATION

The subject property is situated on a substantial and popular parade in the North Leeds suburb of Street Lane at Roundhay. Nearby traders include William Hill, Cooplands Bakers and Broskill Opticians. There are also numerous cafes 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 storeroom and access at the rear from the back road. At basement level there are WC and staff facilities together with storage space. The premises form part of a larger building constructed in brick under a pitched roof. The shop has the benefit of a display window and security shutter.

## ACCOMMODATION

	SQ M	SQ FT
Zone A	25.8	278
Zone B	22.5	242
Storeroom	12.5	135
Basement	51	550

## SERVICES

We understand that mains water, drainage and electric are connected. Please note that neither service connections nor any appliances have or will be tested prior to completion.

## RATEABLE VALUE

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

Rateable Value (2023)	Estimated rates payable
£21,000	£10,500

## PLANNING

The property has been used for retail use. Obtaining the necessary planning consent in accordance with their occupation is the responsibility of any tenant. It is recommended that enquiries are directed to the local planning 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 £25,000 per annum.

## RENTAL

£25,000 per annum.

## 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 repair of the interior together with 60% of the cost of the landlord's expenditure on external repairs and buildings insurance.

## VAT

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

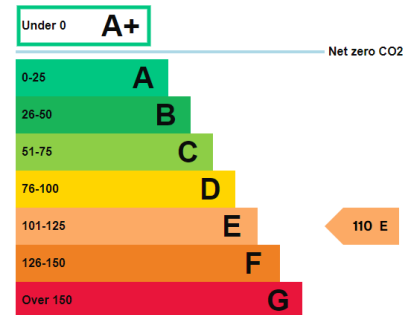
## LEGAL COSTS

The incoming tenant is to be responsible for the landlord's legal costs in connection with the preparation of the Lease.

## EPC

### Energy rating and score

This property's energy rating is E.



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: MARCH 2024



## 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 stated, all prices are quoted exclusive of VAT.

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