

TO LET

**M** Nabarro  
McAllister

PROMINENT DOUBLE FRONTED  
RESTAURANT

74-76 OTLEY ROAD, HEADINGLEY, LEEDS, LS6 4BA

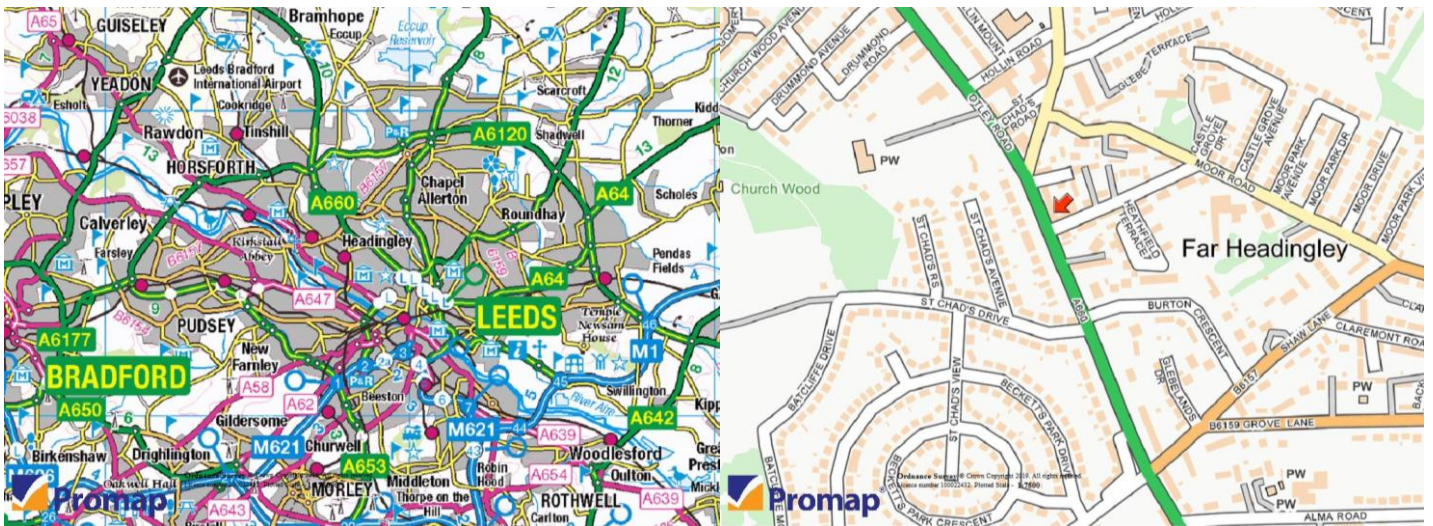


- Located in popular suburban parade.
- Otley Road, Headingley.
- Double front restaurant premises.

**£27,500 per annum**

**201.11m<sup>2</sup>  
(2,133ft<sup>2</sup>)**

# 74-76 OTLEY ROAD, HEADINGLEY, LEEDS, LS6 4BA



## LOCATION

The subject property is well situated having prominent frontage to Otley Road near to its junction with Weetwood Lane in the popular suburban area of Headingley, which lies some 3 miles to the Northwest of Leeds City Centre. This convenient location enables immediate access to all local shipping and transport facilities as well as being in a popular student and young professionals area.

## DESCRIPTION

The available space comprises ground floor restaurant premises with further accommodation on the first and second floors as well as a basement store. The premises form part of a larger building constructed in stone under a pitched roof. The shop has the benefit of a double-width display window and has readily available on street parking. Other properties on the parade consist of a restaurant, café, beautician and florist.

## ACCOMMODATION

	m2	ft2
BASEMENT	14.58	157
GROUND FLOOR	89.06	959
FIRST FLOOR	79.26	821
SEOND FLOOR	18.2	196
<b>TOTAL</b>	<b>201.11</b>	<b>2,133</b>

## SERVICES

We understand that mains water, drainage, gas 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 is assessed for rating purposes as follows. Rateable values provided are the current and new rateable values, the new rateable value being applicable from 1<sup>st</sup> April 2026 and are detailed below.

Rateable Value (2023)	Estimated rates payable
£16,250	£8,125
Rateable Value (2026)	Estimated rates payable
£25,000	£15,000

## PLANNING

The property has planning consent for A3 use. There is permitted development change of use to A1 or A2.

## RENTAL

£27,500 per annum 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.

## VAT

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

Non-Domestic Building

Olive Tree  
74-76 Otley Road  
Leeds  
LS6 4BA

HM Government

Certificate Refere  
9929-3092-01

This certificate shows the energy rating of this building. It indicates the energy the building fabric and the heating, ventilation, cooling and lighting systems, compared to two benchmarks for this type of building: one appropriate for new one appropriate for existing buildings. There is more advice on how to interpret it in the guidance document *Energy Performance Certificates for the construction of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

61 This is how energy efficient the building is.

## VIEWING

By appointment only

Nabarro McAllister

0113 266 7666

[info@nabarrormcallister.co.uk](mailto:info@nabarrormcallister.co.uk)

[www.nabarrormcallister.co.uk](http://www.nabarrormcallister.co.uk)

March 2026

**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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