

TO LET
PROMINENT GROUND FLOOR
RETAIL SHOP

44 LOWER TOWN STREET, BRAMLEY LS13 2BW

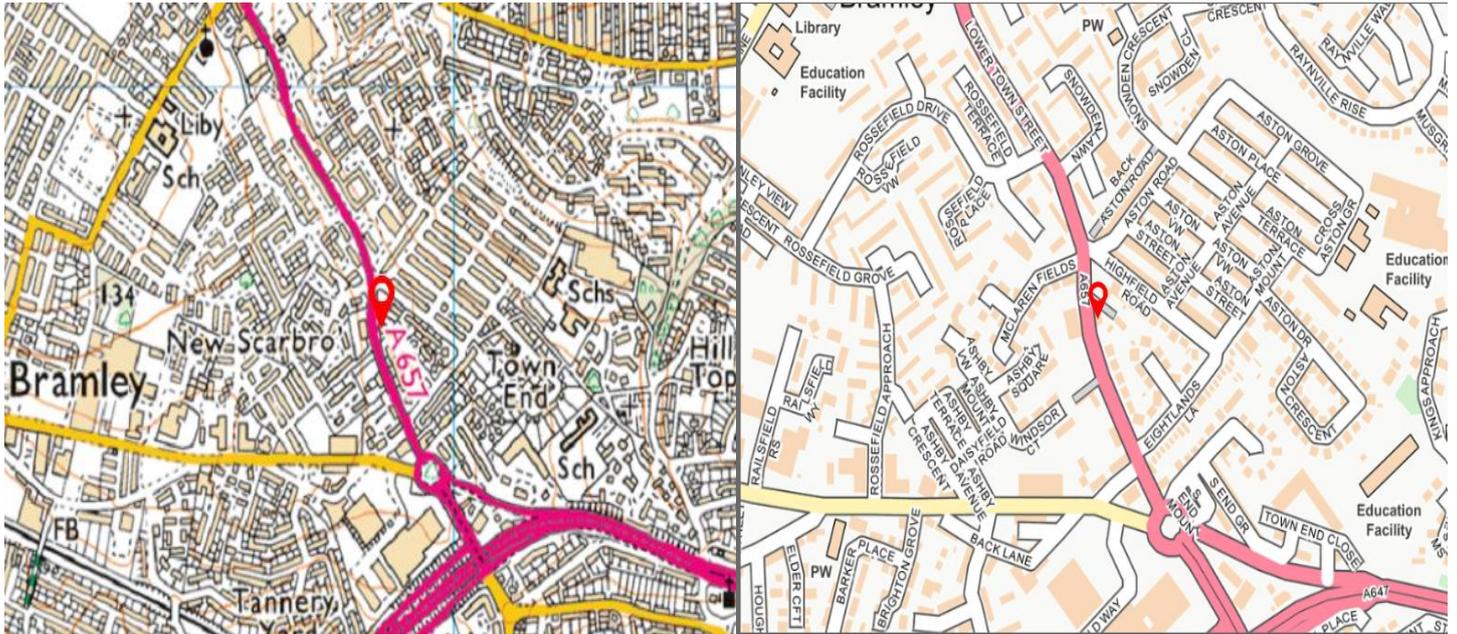


- Large Retail Unit
- Densley Populated Residential Area
- Main Road Corner Position suitable for a variety of uses

£22,950 pa

1,275 sq. ft.
118.5 m²

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LOCATION

The property occupies a prominent position close to the junction of Lower Town Street and McLaren Fields in the suburb of Bramley about 5 miles from the centre of Leeds. The property stands in a densely populated residential locality and relatively close to the Bramley District Shopping Centre. There is easy access to the A647 Stanningley By-Pass linking Leeds and Bradford.

DESCRIPTION

The property comprises the ground floor of a two storey building. The property is of traditional construction with walls built in brick under a concrete tiled pitched roof. The gutters and fallpipes are in PVC. There is a double fronted shop with aluminium and glazed shop windows.

ACCOMMODATION

The accommodation comprises;
Retail Shop with disabled W.C.
Staff W.C.

	m2	ft2
GROUND FLOOR		
Retail Shop	188.5	1,275
TOTAL	188.5	1,275

There is available car parking around the building within the curtilage of the site. Two car parking spaces are already allocated to the flats upstairs, but the remaining car parking is available for use by the shop. There is also a dead end road at the rear which interested parties should check with the City Council but we believe is an adopted road and parking does take place on this road.

SERVICES

The property benefits from mains water drainage and electricity. 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 (2023)	Rates payable
£12,000	£6,000

Tenants may be able to claim small business rates relief and enquiries should be made of the Rating Department at Leeds City Council.

PLANNING

The property is believed to have been used for Bookmakers use for a number of years. Any use within Class E would be permissible without planning permission. Purchasers 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 at a rent of £22,950 per annum. The lease is to be held on effective full repairing and insuring terms.

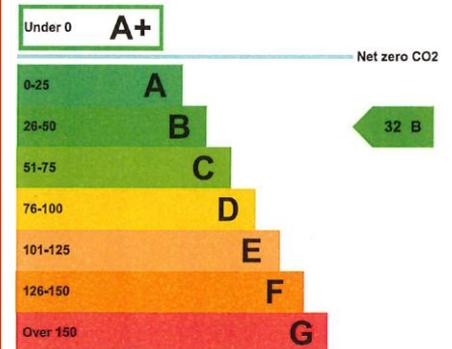
VAT

Our client advises that VAT is applicable on this transaction and your legal advisor should verify.

LEGAL COSTS

The tenant will be responsible for the Landlord's legal costs in preparation of the lease.

EPC



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: FEBRUARY 2026



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. Nabarro McAllister & Co. Ltd. Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY

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