

TO LET

LARGE SHOWROOM/RETAIL PREMISES

**M** Nabarro  
McAllister

92 HARROGATE ROAD, LEEDS, LS7 4LZ



- Located in popular suburb of Chapel Allerton.
- Large display windows suitable for showroom use.
- Substantial accommodation on 2 floors

Rent - £35,000 per annum

234m<sup>2</sup>  
(2,518ft<sup>2</sup>)

## 92 HARROGATE ROAD, LEEDS, LS7 4LZ



### LOCATION

The property stands in a prime trading location on Harrogate Road in the thriving hub of Chapel Allerton, Leeds. This mixed-use destination combines strong residential density with a well-established retail and leisure offer. Nearby occupiers include Lidl supermarket, Ladbrokes betting office, Coop supermarket, Café Nero, complimented by a wide selection of independent shops, cafes, restaurants, bars and wellness facilities, driving consistent footfall throughout the week.

Chapel Allerton sits approximately 3 miles from Leeds City Centre and benefits from excellent public transport links, making it an attractive location for occupiers seeking visibility, accessibility and a strong local customer base.

### DESCRIPTION

Retail currently spans the ground and upper floor with large display windows being suitable for a showroom or other active use. The property is of traditional construction with walls built in brick under a concrete tiled pitched roof.

### ACCOMMODATION

Briefly the accommodation comprises:

	m2	ft2
<b>GROUND FLOOR</b>		
SALES AREA	115	1,235
PARTS STORE	9	100
W.C		
<b>FIRST FLOOR</b>		
OFFICES, SALES & KITCHEN	110	1,188
<b>TOTAL</b>	<b>234</b>	<b>2,518</b>

### SERVICES

The property benefits from all mains services. No test of the services has been made, and applicants should make their own investigations.

### RATEABLE VALUE

The property is assessed for rating purposes as follows. Rateable values provided are in respect of the 2026 rating list.

Rateable Value (2026)	Estimated rates payable
£27,000	£10,800

### PLANNING

The property has been in retail use for many years. Interested parties should make their own enquiries of the local Planning Authority in respect of any change of use.

### RENTAL

£35,000 per annum.

### TERMS

The property is available on a new effective 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.

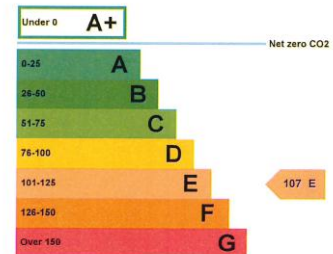
### LEGAL COSTS

The ingoing tenant is to be responsible for the landlords' legal costs in connection with the preparation of the Lease.

### EPC

#### Energy rating and score

This property's energy rating is E.



### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

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

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JUNE 2026

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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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