

TO LET

M Nabarro
McAllister

SELF CONTAINED GROUND FLOOR SHOP

62 STREET LANE, LEEDS, LS8 2DQ

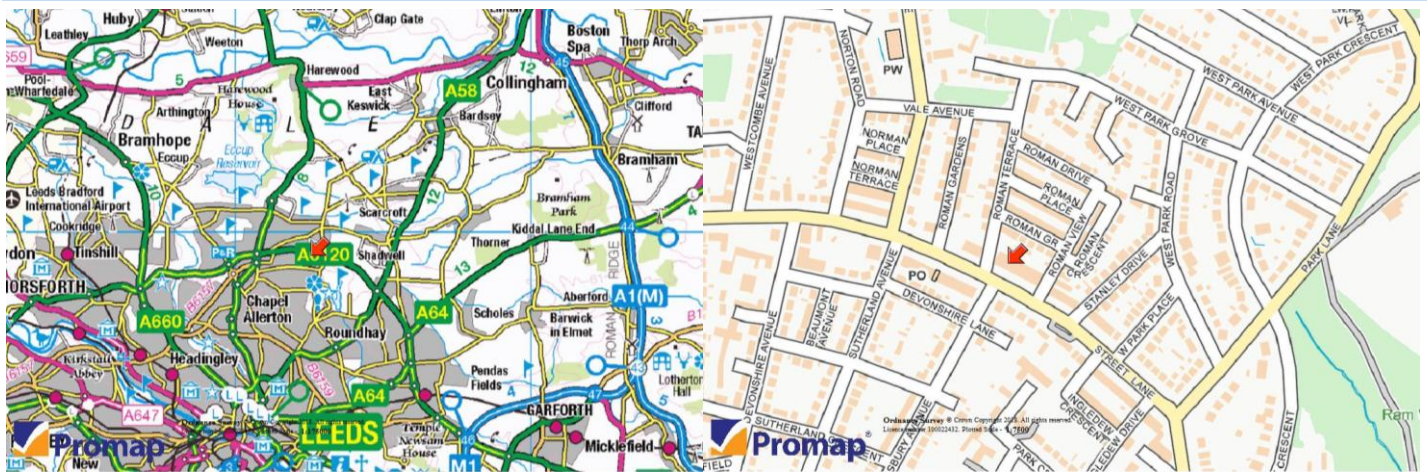


- Prominent suburban parade
- Suitable for a variety of uses within class E
- Refurbished sales area

£29,500 per annum

76 m²
(820 ft²)

62 STREET LANE, LEEDS, LS8 2DQ



LOCATION

The property stands on a prominent suburban parade on Street Lane being part of a two-storey development with walls of cavity construction faced externally in brick with a flat roof above the flats which sit above the shop. Nearby occupiers include Betfred, Hesco Lounge and San Carlo @ Flying Pizza Restaurant., The Leeds Outer Ring Road is readily accessible together with the suburban centres of Roundhay and Moortown.

DESCRIPTION

The property comprises a ground floor shop with attractive sales area with partitioned walls separating sales from storage. The partition wall could be removed to provide an enlarged sales area.

ACCOMMODATION

	m2	ft2
GROUND FLOOR SALES & STORAGE WITH WC	76	820
TOTAL	76	820

SERVICES

The property benefits from mains water, drainage and electric. No test of the services has been made. Purchasers should rely on their own investigations.

RATEABLE VALUE

The property is assessed for rating purposes as follows. Rateable values provided are the new rateables values, which will be applicable from 1st April 2026 and are detailed below.

Rateable Value (2026)	Estimated rates payable
£23,500	£9,400

PLANNING

The property has historic use as retail and will fall within Class E of the Town & Country Planning Use Classes Order

RENTAL

£29,500 per annum exclusive

TERMS

The property is offered on a new 5-year lease or multiples of 5 years on effective full repairing and insuring terms at an annual rent of £29,500 per annum

VAT

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

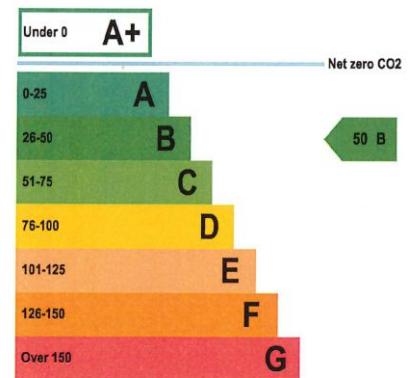
LEGAL COSTS

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 B.



VIEWING

By appointment only
Nabarro McAllister

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JUNE 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.

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