TO LET

SELF-CONTAINED GROUND FLOOR SHOP

Nabarro McAllister

66 STREET LANE, LEEDS, LS8 2DQ



- **Prominent suburban parade**
- **Suitable for a variety of uses within Class E**
- **Double-fronted shop window**
- **Rear access**
- **Corner position**

Rent:
£52,500 per annum

158 m²
(1,697 ft²)

66 STREET LANE, LEEDS, LS8 2DQ





LOCATION

The property stands on a prominent suburban parade on Street Lane being part of a three-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, Hesco Lounge and San Carlo At 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 large sales area with double-fronted shop window and rear storage.

ACCOMMODATION

	m2	ft2
GROUND FLOOR SALES WITH DISABLED & GENTS W.C., STORE ROOM, KITCHEN AND STAFF W.C.	158	1,697
TOTAL	**158**	**1,697**

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
£46,500	£17,763

PLANNING

The property has historic use as a betting shop. The use is Sui Generis. We understand that the use can be changed to Class E under Permitted Development but this should be clarified with the Local Planning Authority.

RENTAL

£52,500 per annum exclusive

TERMS

The property is offered on minimum term of a 5- year lease but the landlord will consider a longer term and will agree to flexibility on longer term agreements. The lease will be on effective full repairing and insuring terms.

VAT

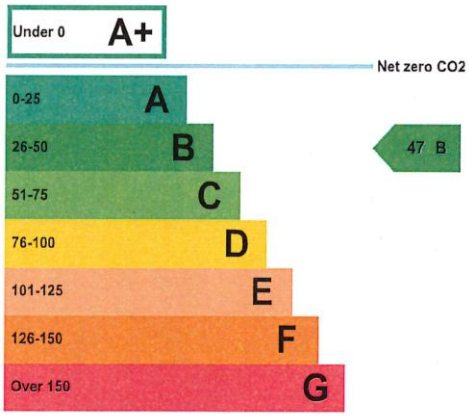
Our client has advised us that VAT is applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

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

EPC

This property's energy rating is B.



VIEWING

By appointment only
Nabarro McAllister

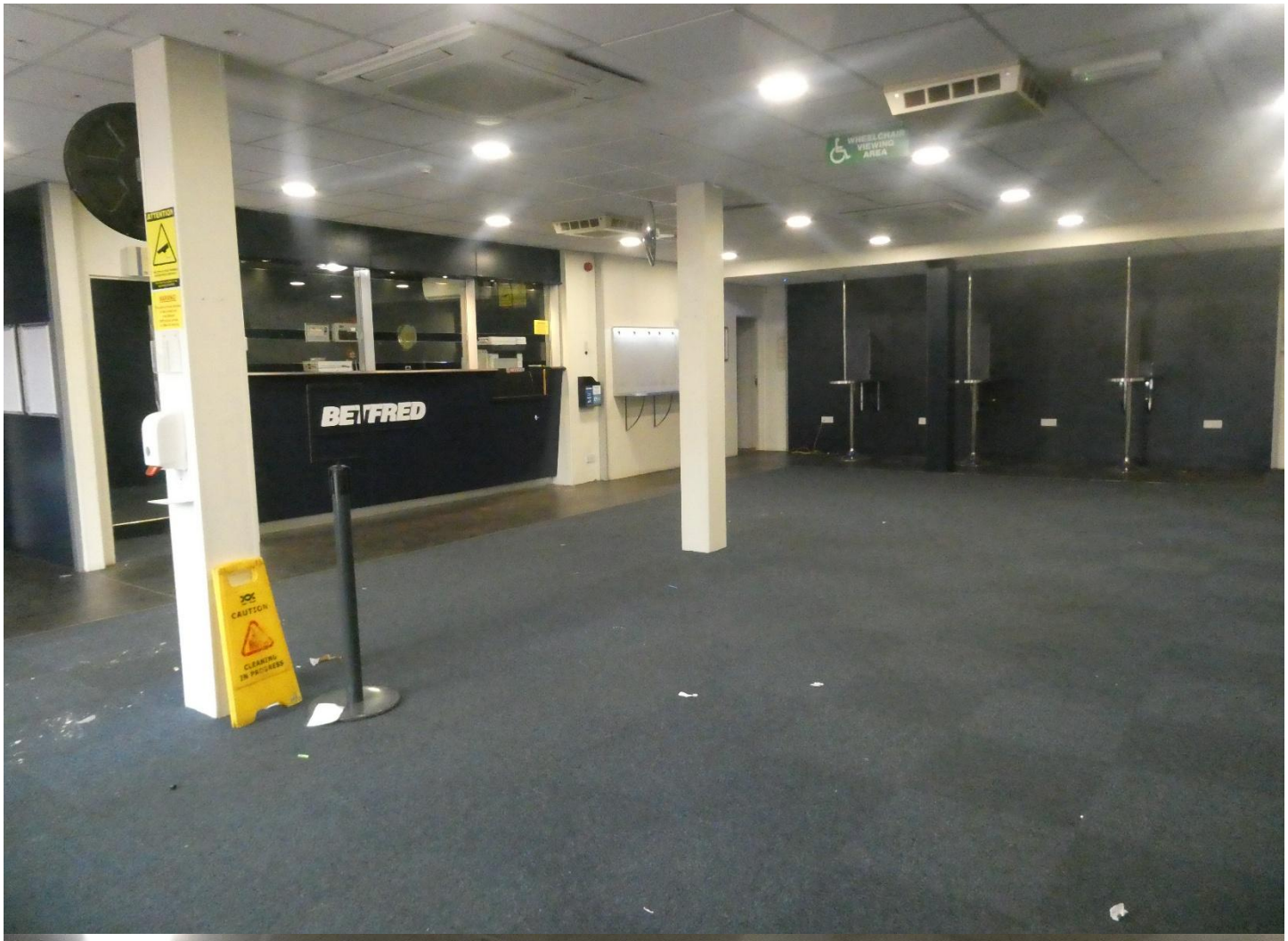
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November 2026

Nabarro McAllister

Subject to Contract
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BETFRED