RETAIL INVESTMENT FOR SALE

Suburban shop and premises on an established parade in Headingley

Nabarro McAllister

14 ST. ANNE'S ROAD, LEEDS, LS6 3NX

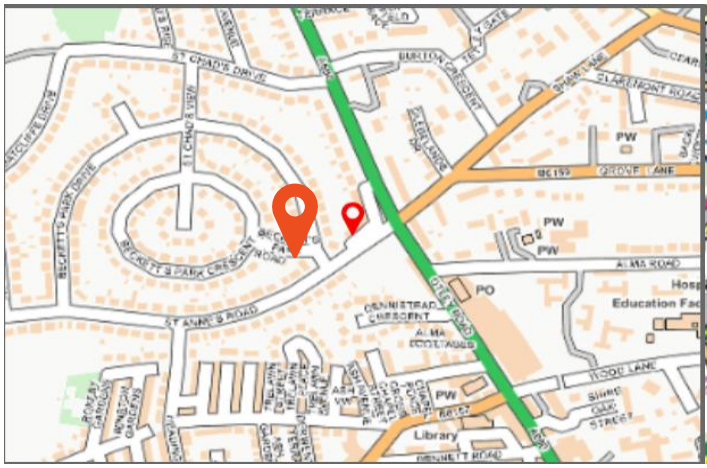


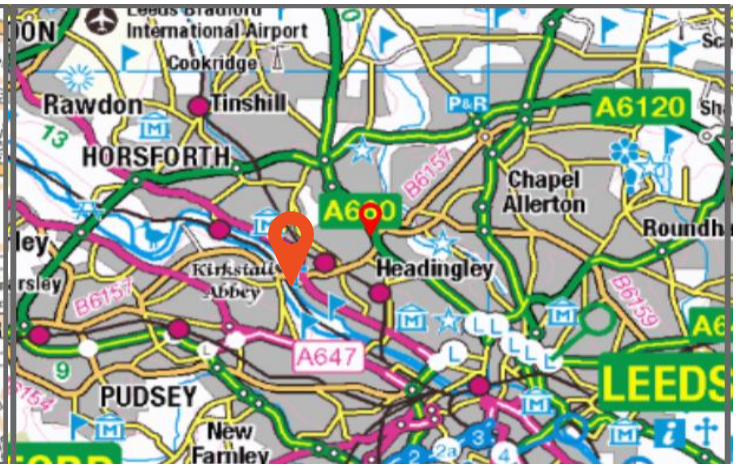
- **Prominent parade**
- **Junction of St. Anne's Road & Otley Road**

PRICE £350,000

97 m2
(1040 ft2)

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LOCATION

The subject property is well situated, having frontage to St. Anne's Road on a corner parade at the junction with Otley Road in the popular suburban area of Headingley, which lies some three miles to the north west of Leeds city centre. This convenient location enables immediate access to all local shopping and transport facilities as well as being in a popular student/new professionals area.

DESCRIPTION

The property comprises a two-storey mid-terraced building with ground floor retail shop with rear office/storage and upper floor office accommodation. The property is of traditional construction with walls of 11" thickness, faced externally in brick, under a concrete, tiled, pitched roof. The gutters and fall pipes are in PVC.

The shop has the benefit of a double fronted display window with arcade entrance.

Nearby occupiers include Domino's Pizza and Sukhothai restaurants and a variety of other private traders.

ACCOMMODATION

	m2	ft2
GROUND FLOOR		
Sales Area	28	302
Rear Office	20	215
Rear Lobby	X	x
Kitchen	5	50
WC	-	-
FIRST FLOOR		
Offices/Kitchen	44	473
WC	-	-
TOTAL	**97**	**1040**

SERVICES

We understand the property benefits from all mains services. Gas fired central heating is installed. Please note that neither the service connections nor appliances have or will be tested prior to completion.

RATEABLE VALUE

The property has the below entry in the 2026 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2026)	Estimated rates payable
£13,750	£5,252.50

PLANNING

This property has planning consent for A2 use. This now falls into the current E Class in the used classes order, providing availability for a variety of uses. Purchasers should make their own enquiries with the Local Authority.

TENANCIES

The property is subject to a lease dated 18th November 2022 for a 5 year term at a rent of £24,500 per annum, expiring on 17th November 2027. There are standard alienation clauses. The property is held on full repairing and insuring terms. The permitted use is as an estate agent.

TENURE

The property is understood to be freehold.

PRICE

Offers are invited in the region of £350,000.

LEGAL COSTS

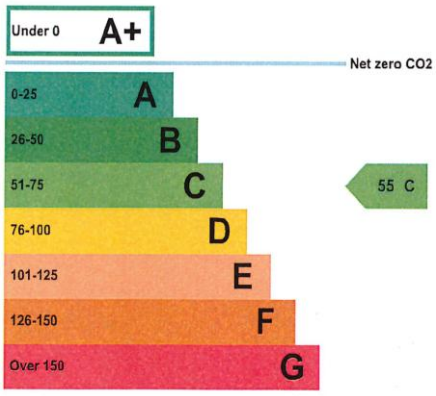
The ingoing tenant is to be responsible for the landlord's legal costs in connection with preparation of the lease.

VAT

Our client is advised that VAT is not applicable on this transaction. Your legal adviser should verify.

EPC

This property's energy rating is C.



VIEWING

By appointment only
Nabarro McAllister

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November 2026

Nabarro McAllister

Subject to Contract
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