

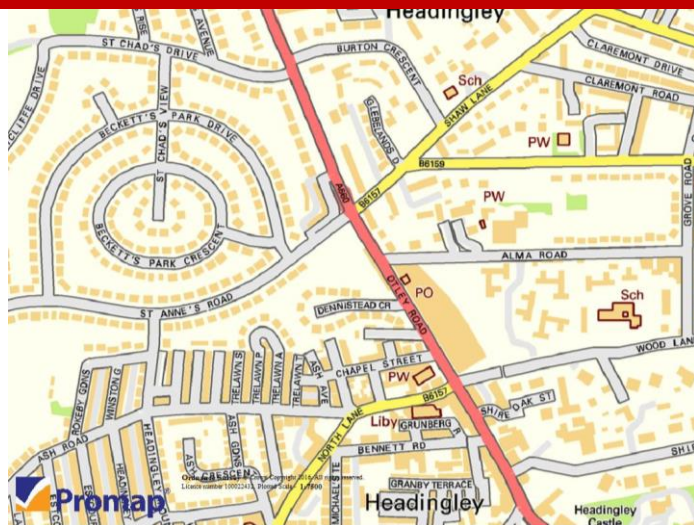
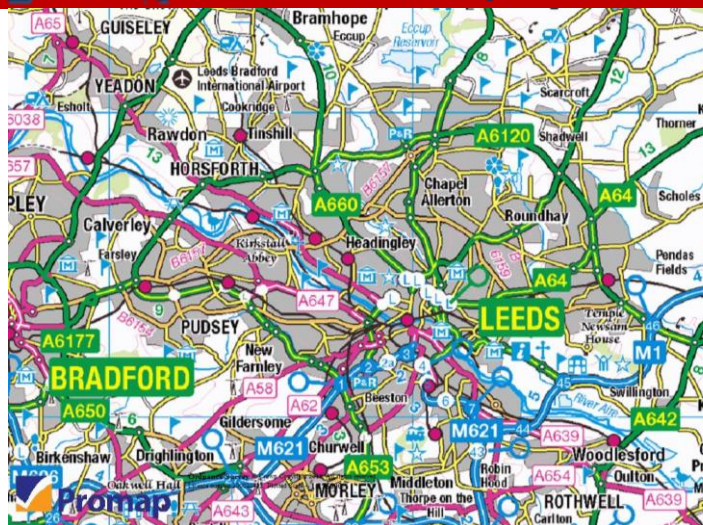
SELF CONTAINED GROUND FLOOR SHOP

40.69 SQM (438 SQFT)



**39 OTLEY ROAD
LEEDS
LS6 3AB**

- LOCATED IN POPULAR SUBURBAN PARADE
- OTLEY ROAD HEADINGLEY
- SELF CONTAINED GROUND FLOOR SHOP
- COULD SUIT A RANGE OF USES STPP



LOCATION

The subject property is well situated having frontage to Otley Road in the popular suburban area of Headingley, which lies some 3 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 and young professionals area.

DESCRIPTION

The premises form part of a larger building constructed in stone under a pitched roof. The available space comprises a ground floor retail shop with WC and A2 planning permission. The shop has the benefit of a large display window. Properties on the parade consist of estate agents, restaurants, cafes and hairdresser.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	28.42	306
Ground Floor Store	12.26	132
Ground Floor WC	-	-

SERVICES

We understand that mains water, drainage and electric are connected. Please note that neither service connections nor any appliances have or will be tested prior to completion.

RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable
SHOP & PREMISES	£13,250	£6,558

PLANNING

The property has planning consent for A2 use and the current use is as an estate agent. There is permitted change to A1 retail. Obtaining the relevant planning consent is the responsibility of the incoming tenant, further enquiries should be made of the local planning office.

RENTAL

£16,950 per annum exclusive.

TENURE

Available by way of an effective new 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 incoming tenant is to be responsible for the landlord's legal costs in connection with the preparation of the Lease.

EPC

Energy Performance Certificate Non-Domestic Building

Oasis Property
39 Otley Road
Leeds
LS6 3AB

Certif

This certificate shows the energy rating of this building. It indicates the building fabric and the heating, ventilation, cooling and lighting compared to two benchmarks for this type of building: one appropriate for existing buildings. There is more advice on how to improve the energy performance of your building in the guidance document *Energy Performance Certificates for non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificate

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

71 This is how the building is

ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF:
SUBJECT TO CONTRACT
August 2018

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.