



- Situated on an established shopping parade
- Close to Local Amenities
- Potential to Split

6 - 10 GREEN ROAD

MEANWOOD, LEEDS, LS6 4JP

From £7,750 per annum

LOCATION

The property is situated on Green Road in Meanwood forming part of a retail parade with occupiers including Asda and the Post Office. Opposite the subject property is a new Waitrose supermarket.

Green Road connects directly with Stonegate Road (B6157) which connects the A660 with the A61. Leeds City Centre is approximately 2 ½ miles south of the subject property and the premises are within walking distance of all the local amenities of Meanwood.

DESCRIPTION

The accommodation forms part of the Meanwood Shopping Centre and is located to the front corner with frontage to Green Road. The unit consist of ground floor single storey retail unit, which can be split to provide 3 separate units or is available as a whole.

ACCOMMODATION

The accommodation is measured in accordance with the Royal Institution of Chartered Surveyors Property Measurement 1st Edition (2015) on a Net Internal Basis to provide the following approximate measurements:

	Sq M	Sq Ft
10 Green Road	71.78	772
8 Green Road	45.58	469
6 Green Road	53.73	578

TERMS

The property is available to let by way of a new effective full repairing and insuring head lease for a term to be agreed, at the below commencing rental:

Unit 10: £13,000 per annum
Unit 8: £7,750 per annum
Unit 6: £8,500 per annum

BUSINESS RATES

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2017 list:

Rateable Value: £10,250
Standard Non Domestic Multiplier 2017: 46.6p

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred as a result of a lease transaction.

ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificates are available upon request.

VIEWING/FURTHER INFORMATION

All enquiries to the sole agents:

Dacres Commercial

Tel: 0113 386 3100

Reference: Andrew Sutherland/Matthew Brear

