



Rent on application

- Prominent Retail Accommodation
- Off Street Parking Rear Delivery Access
- Suitable for a Variety of Uses (Subject to Planning)
- Total Accommodation 891.49 sqm (9,596 sqft) over Ground and First Floors
- Potential to Split

34 Green Road, Leeds, West Yorkshire, LS6 4JP

Dacres Commercial, Regent House, 5 Queen Street,
Leeds, West Yorkshire, LS1 2TW

dacres.co.uk   

Location

The subject unit forms part of Meanwood Shopping Centre, a small purpose built complex with a range of retail, office, leisure and residential accommodation located in the centre of Meanwood. The shopping centre is situated opposite a large Waitrose Supermarket and nearby The Beckets, a prominent mixed use development, Northside Retail Park and a range of other retail, leisure and business properties.

Meanwood is situated to the north of the city centre, close to the Leeds Ring Road, approximately 2.5 miles north of Leeds city centre and 7 miles south east of Leeds Bradford International Airport. Meanwood is considered a popular North Leeds suburb with an improving profile that is popular with a range of national and local independent retailers.

Description

The subject property comprises a former retail premises with off street parking and rear delivery access. Internally, the accommodation is arranged over ground and first floors and is predominately open plan. The ground floor comprises open plan retailing accommodation and a delivery and cold store area and the first floor comprises ancillary open plan storage, staff accommodation and a plant/service area.

Accommodation

The property has been measured in accordance with the RICS Property Measurement 1st Edition (2015) to provide the following measurements:

	Sqm	Sqft
Ground Floor	435.9	4,692
Goods In	30.47	328
First Floor	425.12	4,576
Total	891.49	9,599

Terms

The property is available by way of a new lease on full repairing and insuring terms. Rent is available on application.

Business Rates

We have made enquiries of the VOA website and the following information is listed from the 2017 list.

Rateable Value: £38,250

Non-Domestic Multiplier - 49.1p

Legal costs

Each party will be responsible for their own legal costs incurred in the transaction



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 54

This is how energy efficient the building is.



VIEWING / FURTHER INFORMATION

Call 0113 386 3100
Ref: Andrew Sutherland / Jack Manchester





Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** January 2019