

SMALL RETAIL/OFFICE UNIT

42.8 SQM (461 SQFT)



**8B NORTH LANE
HEADINGLEY
LEEDS, LS6 3HE**

- PROMINENT POSITION ON NORTH LANE
- CLOSE TO ARNDALE CENTRE
- GROUND FLOOR SHOP/OFFICE UNIT WITH ACCESS SHARED WITH ADJOINING OCCUPIER



LOCATION

The property occupies a prominent position on North Lane close to the Armdale Centre at the junction of North Lane and Otley Road. Nearby occupiers include Sainsburys, William H Brown and Carphone Warehouse. .

DESCRIPTION

The property comprises a ground floor shop/office unit with access shared with the adjoining occupier.

ACCOMMODATION

	SQ M	SQ FT
Store Cellar	19.5	210
Ground Floor Shop Office	18.5	199
Rear Lobby	4.8	52
WC		

SERVICES

We understand all mains services are connected to the property to include mains water, drainage, and electric. 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 2010 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2010)	Estimated rates payable
OFFICES AND PREMISES	£4,000	£1,920

PLANNING

Whilst we have not had confirmation of the relevant planning consent it is assumed that the premises are to be occupied under A2 office use. Obtaining the necessary planning consent in accordance with their occupation is the responsibility of any tenant and we recommend that further enquiries are directed to the local planning authority.

RENTAL

£10,500 per annum exclusive.

TENURE

Available by way of a new 5 year Lease on effective full repairing and insuring terms to be agreed.

VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

EPC

Non-Domestic Building

Headingley Community Centre Annexe
8 North Lane
Headingley
LEEDS
LS6 3HE

This certificate shows the energy rating of this building, based on the building fabric and the heating, ventilation, and air conditioning systems, compared to two benchmarks for this type of building. There is more information on the Government's website www.communities.gov.uk

Energy Performance Asset Rating



ENQUIRIES

Nabarro McAllister
Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

**REF:
SUBJECT TO CONTRACT**

July 2014

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.