

TO LET

Self-contained ground floor shop

39 OTLEY ROAD, LEEDS, LS6 3AB



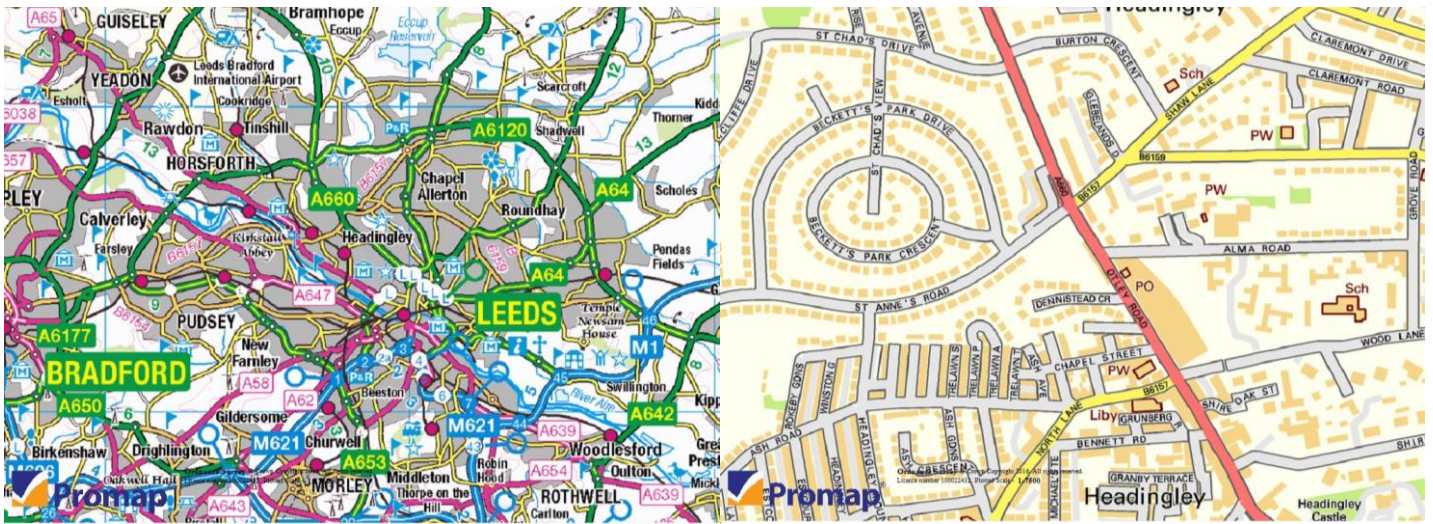
- Located in popular suburban parade
- Otley Road, Headingley
- Self-contained ground floor shop
- Could suit a range of uses STPP

£16,950 per annum

438 sqft

40.69 sqm

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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 Northwest 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. The shop has the benefit of a large display window. Properties on the parade consist of estate agents, restaurants, cafes and hairdresser.

ACCOMMODATION

Briefly the accommodation comprises:-

	m2	ft2
GROUND FLOOR SALES AREA	28.42	306
GROUND FLOOR STORE	12.26	132
GROUND FLOOR W.C.	-	-
TOTAL	40.68	438

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.

RATEABLE VALUE

The property has the below entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
12,000	6,000

PLANNING

The property is being used as a coffee shop. It is believed that the current planning use falls within Class E. Full enquiries should be made of the local planning authority of Leeds City Council in respect of the current and any proposed uses.

TERMS

The property is available by way of an effective new full repair and insuring lease for a term of 5 years or multiples of 5 years at an annual rent of £16,950 per annum.

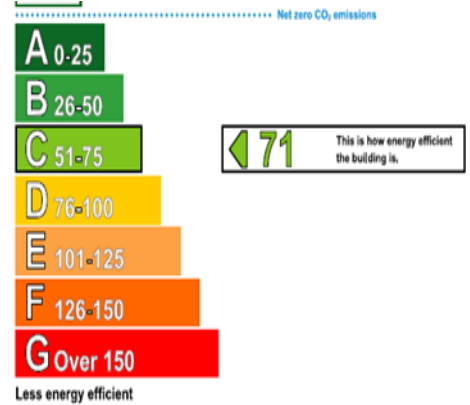
VAT

Our client advises that VAT is not chargeable on this transaction. Your legal advisors should verify.

LEGAL COSTS

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

EPC



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: NOVEMBER 2024

Nabarro McAllister

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.

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