

TO LET

Single-storey retail unit

 Nabarro  
McAllister

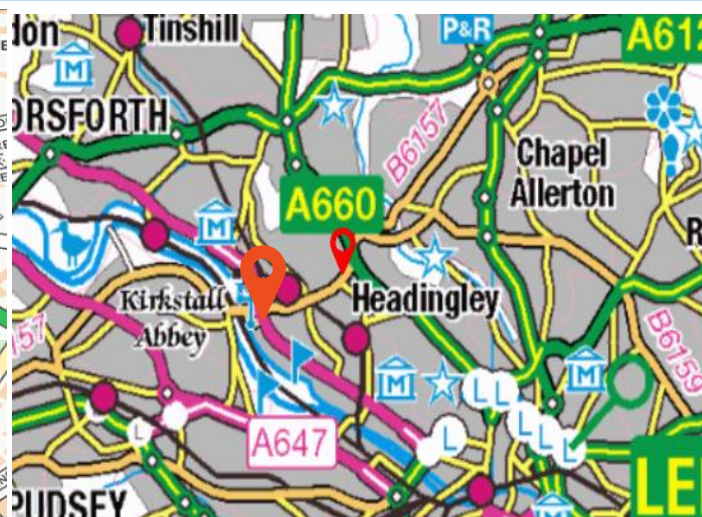
52-54 NORTH LANE, HEADINGLEY, LEEDS, LS6 3HU



- Established retail location
- Close to Headingley cricket ground
- Densley populated residential locality

Rent: £29,500 per annum

## 52-53 NORTH LANE, HEADINGLEY, LEEDS, LS6 2HN



### LOCATION

The property stands in an established retail location at Headingley relatively near the Arndale Centre on Otley Road and close to the Headingley rugby and cricket ground. Nearby occupiers include Sainsbury's convenience store, Co-op Funeral Care, and a variety of private traders.

### DESCRIPTION

The property comprises the ground floor of a 2-storey building being of traditional cavity construction with walls faced externally in brick under a blue slated, mansard style roof. It has extensive powder coated aluminium and glazed shop windows to the full frontage with double entrance doors and pedestrian access via a back road at the rear. The accommodation provides space for a variety of users.

### ACCOMMODATION

	m2	ft2
<b>GROUND FLOOR</b>		
SALES AREA	107	1152
<b>TOTAL</b>	<b>107</b>	<b>1152</b>

### SERVICES

The property benefits from mains water, drainage and electric. No tests of the services have been made. Purchasers should rely on their own enquiries.

### RATEABLE VALUE

The property is entered in the 2023 rating assessment list as detailed below. Interested parties should confirm this with the local authority.

Rateable Value (2017)	Estimated rates payable
£43,250	£21,625

### PLANNING

The last use of the property was as a retail unit selling ice creams and desserts. Purchasers should make their own enquiries with the local authority.

### TERMS

The property is offered on a new 5-year lease or multiples of 5 years on effective full repairing and insuring terms at an annual rent of £29,500 per annum exclusive.

### VAT

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

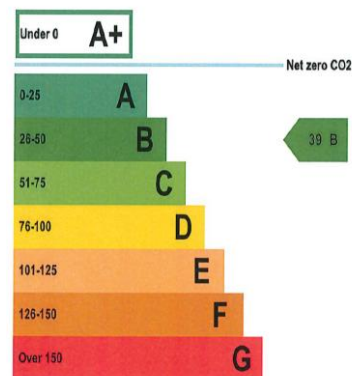
### LEGAL COSTS

The tenant is to be responsible for the landlord's reasonable legal costs in the preparation of the lease.

### EPC

Energy rating and score

This property's current energy rating is B.



### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666  
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REF: SEPTEMBER 2023

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### 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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