

TO LET

Ground floor retail shop

 Nabarro
McAllister

77A OTLEY ROAD, LEEDS, LS6 3PS



- Main road location opposite Arndale Centre
- Available parking

PRICE: OIRO £34,950 per annum

1292 sq ft (120 m2)

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LOCATION

The subject property is well situated having frontage to Otley Road close to its junction with Shaw Lane and St Anne's Road immediately opposite the Arndale Centre in the popular suburban area of Headingley, which lies some 3 miles to the north west 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 available space comprises a sizeable ground floor unit with double fronted shop window and ancillary space at lower ground floor. The property is of traditional construction with walls built in stone under a slated pitched roof. Nearby occupiers include Pizza Express, Sainsbury's, Premier Inn, Burger King and Boots.

ACCOMMODATION

	m2	ft2
GROUND FLOOR		
SALES AREA	98	1057
WC		
LOWER GROUND FLOOR		
KITCHEN & STORE CELLAR	22	235
TOTAL	120	1292

SERVICES

The property benefits from all mains services. Please note that neither service connections nor appliances have or will be tested prior to completion.

RATEABLE VALUE

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

Rateable Value (2023)]	Estimated rates payable
£33,500	£16,750

PLANNING

The property has hitherto been used as a hairdressing salon. Any enquiries for change of use should be made through Leeds City Council.

RENTAL

Offers in the region of £34,950 per annum

TENURE

The property is available by way of an effective new full repairing and insuring lease for a term of 5 years or multiples of 5 years.

VAT

Our client advises that VAT is applicable on this transaction. Your legal advisors should verify.

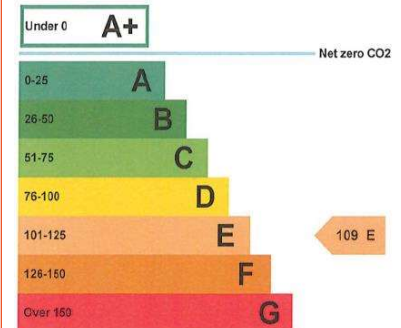
LEGAL COSTS

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

EPC

Energy rating and score

This property's current energy rating is E:



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarrromcallister.co.uk

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REF: DECEMBER 2023

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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