

TO LET



PRESTIGE SITE AVAILABLE AS A WHOLE
OR IN PARTS

412 – 418 HARROGATE ROAD, LEEDS LS17 6DN &
3 SHADWELL LANE, LEEDS LS17 6DP



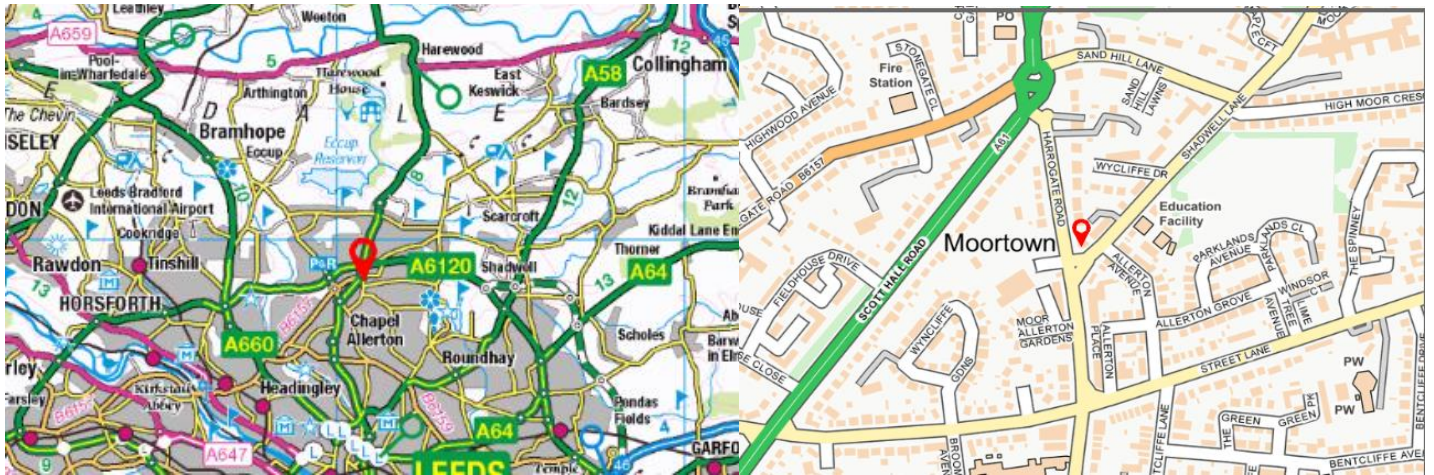
- Part single storey – part 2 storey building
- Prominent location
- Sub-urban area of Moortown
- Opposite Marks & Spencer Food Store

Offers in excess of £120,000

4131 ft²
383.5 m²

412 – 418 HARROGATE ROAD, LEEDS LS17 6DN &

3 SHADWELL LANE, LEEDS LS17 6DP



LOCATION

The property occupies the most prominent position in the suburban district of Moortown at the junction of Harrogate Road and Shadwell Lane about 6 miles north of Leeds city centre. There is easy access to Leeds city centre and Leeds outer ring road.

DESCRIPTION

The property comprises a part single storey and part 2 storey building believed to be built in brick with a rendered covering under a part-blue slated and part flat felted roof. There are display windows to the Harrogate Road frontage and to the curve frontage to the junction of Harrogate Road and Shadwell Lane. The property is suitable for a variety of uses and is available as a whole or in parts.

ACCOMMODATION

	m2	ft2
3 SHADWELL LANE –	26	285
412 HARROGATE ROAD	66	710
414-418 HARROGATE ROAD		
Basement	17.5	188
Ground Floor	133	1432
Mezzanine area	21	224
First Floor	120	1292
Roof Terrace above 412 Harrogate Road & 3 Shadwell Lane	92.4	995
TOTAL	475.9	5126

SERVICES

We understand the property benefits from all mains services. No test of the services has been made. Purchasers should rely on their own investigations.

PLANNING

The last use of 414-418 Harrogate Road as being a Health Clinic. The remaining accommodation as restaurant use. Purchasers should make their own enquiries with the local authority.

RATEABLE VALUE

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

Rateable Value (2017)	Estimated rates payable
3 SHADWELL LANE 12,250	6,125
412 HARROGATE ROAD 18,500	9,250
414-418 HARROGATE ROAD 44,000	22,000

TERMS

The property is offered to Let as a whole or in parts on a new 15-year lease with rent reviews at 5 yearly intervals on full repairing and insuring terms at a rent of the whole building at £120,000 per annum.

There are various combinations of the property which could be occupied individually, and terms and rent can be tailored to any prospective tenants who only want to occupy part of the property.

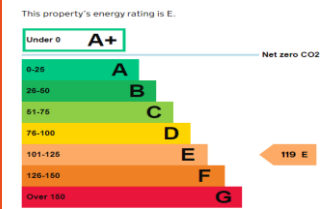
VAT

Our client advises that no VAT is chargeable on this transaction. Your legal advisors should verify.

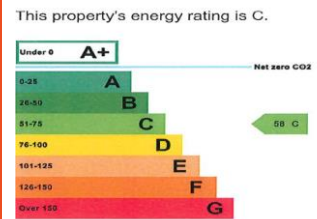
LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

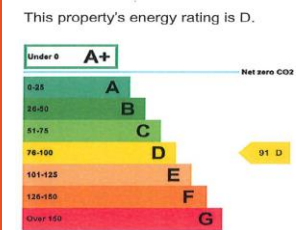
EPC



412 Harrogate Road Energy rating and score



414-418 Harrogate Road Energy rating and score



3 Shadwell Lane

VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

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www.nabarromcallister.co.uk

REF: AUGUST 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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