

TO LET  
END TERRACE RETAIL SHOP

79 KING LANE, LEEDS, LS17 5AX



- Prominent Suburban Parade
- Suitable for a variety of uses
- Near to Moor Allerton District Centre

£17,500 pa  
648 sq. ft.  
60 m<sup>2</sup>

# 79 KING LANE, LEEDS, LS17 5AX



## LOCATION

The property stands on the end of a terrace of retail units on King Lane in the section between Scott Hall Road and Stonegate Road about five miles North of Leeds City Centre. There is easy access to the Moor Allerton District Centre and the Leeds Outer Ring Road. The suburban centres of Moortown and Chapel Allerton are readily accessible.

## DESCRIPTION

The property comprises the ground floor of a two-storey building being of traditional cavity construction with falls faced externally in brick under a concrete tiled pitched roof. There is a double fronted display window and return frontage to Garth Walk. Nearby occupiers include Azura Hair and Beauty, King Lane Stores and Bupa Dental Care. There is a forecourt to the front and parking space at the rear.

## ACCOMMODATION

	m2	ft2
<b>GROUND FLOOR</b>		
Sales Area	47	504
Storeroom		
W.C.		
Rear Dispensary	13.4	144
<b>TOTAL</b>	<b>60.4</b>	<b>648</b>

There is first floor accommodation available above which is separately accessed and will be available by separate negotiation.

## SERVICES

The property benefits from mains, water drainage and electric. No test of the services has been made. Purchasers should rely on their own investigations.

## RATEABLE VALUE

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

Rateable Value (2023)	Rates payable
£8,700	£4,350

The rateable value covers the upper floor accommodation. If a lease is taken of the ground floor only the rateable value will be reduced. Potential tenants may be able to claim small business Rates Relief and the appropriate enquiries should be made of Leeds City Council.

## PLANNING

The last use of the property was as a retail pharmacy. The property is in retail use. Purchasers should make their own enquiries with regard to change of use 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 £17,500 per annum.

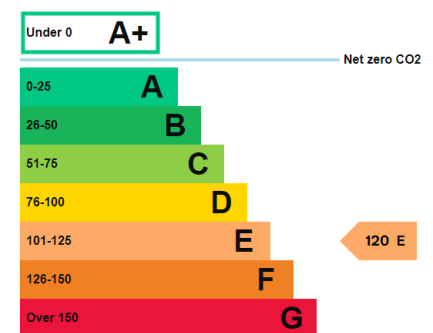
## VAT

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

## LEGAL COSTS

The tenant will be responsible for the Landlord's legal costs in preparation of the lease.

## EPC



Properties get a rating from A+ (best) to G (worst) and a score.

## VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: OCTOBER 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 stated, all prices are quoted exclusive of VAT. Nabarro McAllister & Co. Ltd, Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY © OpenStreetMap contributors

