

TO LET

Mid-terraced retail shop

 Nabarro
McAllister

285 DEWSBURY ROAD, LEEDS, LS11 5HZ



- Existing suburban parade
- Ground floor and basement only
- Close to motorway network
- Close to Leeds City Centre

Offers in excess of
£8,500 pa

71.8 sq. m.

777 sq. ft.

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LOCATION

The property occupies a main road position on Dewsbury Road, about 2 miles from Leeds City Centre. The property occupies a main road retail frontage. Close to the junction of Dewsbury Road and Garnet Road. Nearby occupiers comprise a variety of small, local, private traders. There are densely populated streets of housing behind the retail frontages.

DESCRIPTION

The property comprises the ground floor and basement of a mid-terraced unit, estimated to be about 120 years old. The property is of traditional construction with walls built in brick under a blue slated pitched roof. The property fronts onto the street and there is a small yard to the rear.

ACCOMMODATION

	m2	ft2
GROUND FLOOR		
SALES SHOP	35	377
KITCHEN	8.8	95
W.C.		
BASEMENT		
3 STORE CELLARS	28	305
TOTAL	71.8	777

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

Rateable Value (2023)	Estimated rates payable
£7,300	£3,285.17

Occupiers may be able to claim small business rate relief, but enquiries should be made of Leeds City Council Rating Authority.

PLANNING

The property has been used as a Pharmacy for some time. The property is in retail use. Purchaser should rely on their own enquiries with the local authority to change of use with the local authority.

TERMS

The current tenants are seeking to assign the balance of their lease which expires on 31st December 2037. The lease commenced on 1st January 2023 and is at a current annual rent of £8,500 p.a. The permitted use is a pharmacy. There is provision for review of the rent in January 2028 and January 2023. The lease is held on effective full repairing and insuring terms.

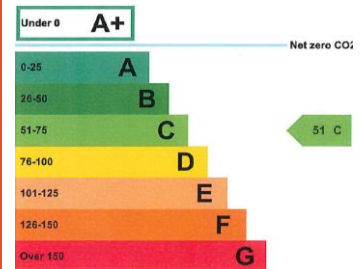
VAT

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

LEGAL COSTS

The tenant will be responsible for a share of the landlords' legal costs and the current tenants' legal costs in respect of the assignment.

EPC



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

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REF: JUNE 2022

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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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