

TO LET

First floor studio/offices

**Nabarro
McAllister**

7 HARROGATE ROAD, RAWDON, LS19 6HW



- Attractive office/studio
- Accommodation: Self-contained ground floor entrance
- Good decoration
- Previously used for beauty

Price £12,500 pa
521 sq. ft (48.3 sq. m)

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LOCATION

The property occupies a Main Road position on Harrogate Road at Rawdon close to the junction with New Road Side in the suburb of Rawdon readily accessible for the suburban centres of Yeadon and Horsforth. Leeds City Centre is about 8 miles away and Bradford is also readily accessible.

DESCRIPTION

The property comprises first floor studio previously used as a beauty salon. The property comprises a two-storey building which the demise premises form part, being of traditional construction with walls faced externally in stone under a stone slated pitched roof.

ACCOMMODATION

Briefly the accommodation comprises: -
Ground floor entrance lobby with electric radiator and stairs to the first floor.

	m2	ft2
RIGHT HAND ROOM	27.2	293
KITCHEN	5.2	56
SHOWER ROOM WITH W.C.		
STUDIO/BEAUTY ROOM	15.9	172
TOTAL	48.3	521

SERVICES

The property benefits from mains water, drainage and electric. No gas is installed. The main rooms have air conditioning. No test of the services has been made.

RATEABLE VALUE

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

Rateable Value (2023)	Estimated rates payable
£9,400	£4,700

Potential occupiers may be able to claim small business rates relief. Enquiries should be made of Leeds City Council.

PLANNING

The last has hitherto been used for beauty use. Any enquiries for the change of use should be made through Leeds City Council.

TERMS

The property is offered on a new 5 year lease or multiples of 5 years at an annual rental of £12,500 per annum.

VAT

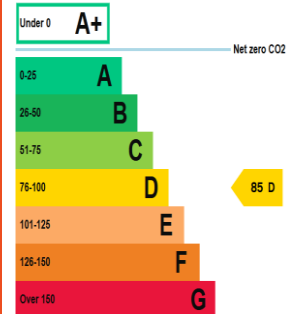
Our client advises that VAT is not applicable. Your legal advisers should verify.

LEGAL COSTS

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

EPC

This property's energy rating is D.



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: JANUARY 2025

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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.

Nabarro McAllister & Co. Ltd. Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY

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