

TO LET

First floor offices

 Nabarro
McAllister

45 MAIN STREET, GARFORTH, LEEDS, LS25 1DS

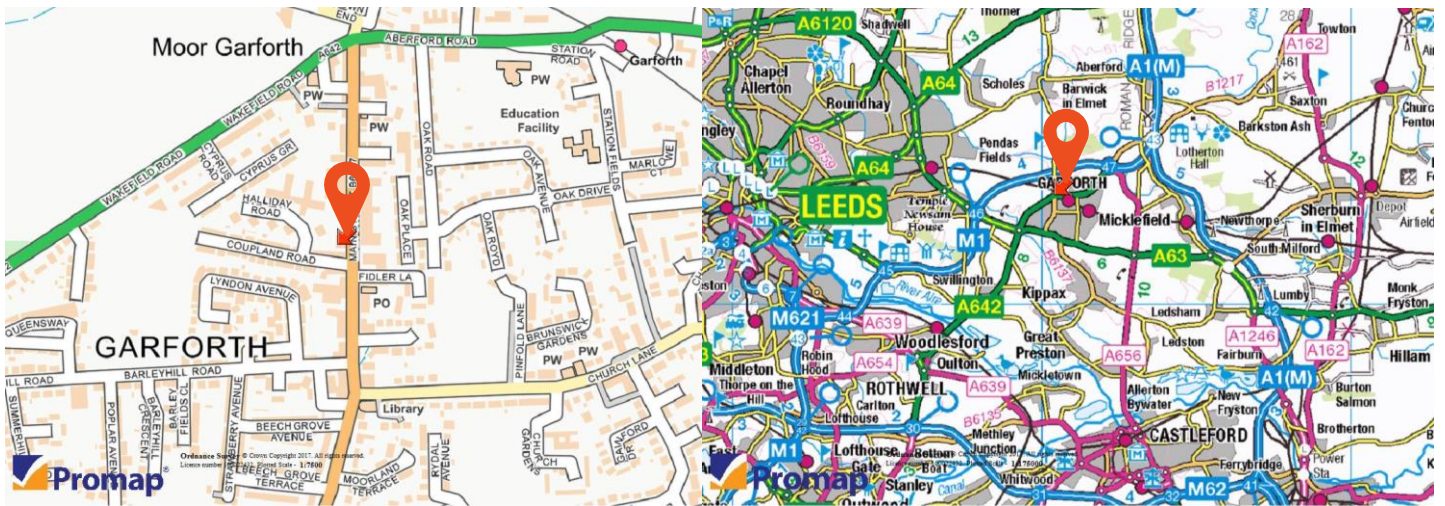


- Popular suburban parade
- Busy location
- Readily available parking
- Available now

Offers in excess of
£7,000 pa

912 sq. ft.
84 sq. m.

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LOCATION

The subject property stands in popular parade in the East Leeds suburb of Main Street at Garforth. Nearby traders include Sainsburys, Coral and Reeds Rains. Selby Road is close by leading to Junction 46 of the M1 Motorway and Leeds City Centre is readily accessible about 7 miles away.

DESCRIPTION

The premises form part of a larger building constructed in brick with a rendered covering under a tiled, pitched roof. The available space comprises a former travel agency unit, being a ground floor lock up shop. The unit has a double fronted, powder coated aluminium and glazed shop window and there are two car parking spaces at the rear. There is also readily available on street parking.

ACCOMMODATION

Briefly the accommodation comprises:-

	m2	ft2
FIRST FLOOR OFFICES	57.13	615

SERVICES

We understand that mains water, drainage and electric are connected. Please note that neither service connections nor any appliances have or will be tested prior to completion.

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
£10,250	£5,125

PLANNING

The property has planning permission for A1 retail use. There are now many use classes which can be the subject of a change of use without the need for planning permission, but enquiries should be made of the local planning office.

TERMS

Available by way of an effective new full repairing and insuring Lease for a term of 5 years or multiples of 5 years.

VAT

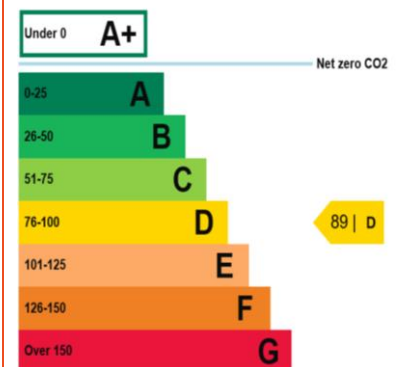
Our client has advised us that Value Added Taxation is applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

The incoming tenant to be responsible for the landlords legal costs in preparation of the Lease.

EPC Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: MARCH 2025

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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