

**380 Harrogate Road**

Leeds, LS17 6PY

PROMINENT RETAIL UNIT

1,401 sq ft
(130.16 sq m)

- Popular north Leeds suburb
- Busy parade of shops
- Prominent location
- Fronts busy arterial road
- Suitable for a variety of uses (STP)

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Summary

Available Size	1,401 sq ft
Rent	£25,500 per annum
Rates Payable	£10,027.50 per annum
Rateable Value	£26,250
VAT	Not applicable. The property is not elected for Vat.
Legal Fees	Each party to bear their own costs
EPC Rating	E (104)

Description

Forming part of a small parade of shops the unit comprises a ground floor retail unit with storage, kitchen and W/C to the rear. Additional storage accommodation is provided in the basement, accessed externally. On street parking is available directly outside the premises.

Location

The property is located in a very busy parade of shops in the affluent Leeds suburb of Moortown providing excellent prominence to Harrogate Road. Leeds outer ring road is within close reach of the premises. There are numerous multiple occupiers in the vicinity including Leeds Building Society, and M&S Foodhall, along with a number of good independent operators.

Terms

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £25,500 per annum exclusive of business rates, utility costs, service charge, insurance and all other outgoings.

Planning

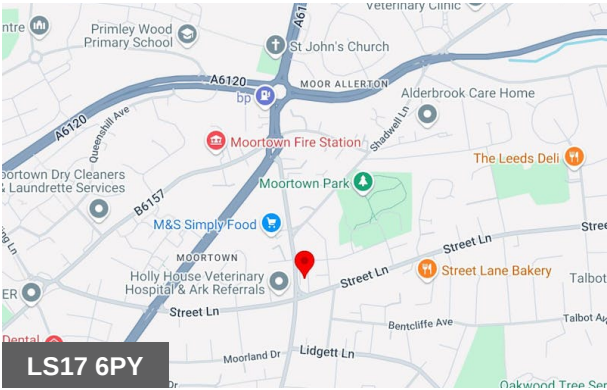
We understand the property currently benefits from Use Class E. Interested parties are advised to check with the local authority.

Accommodation

Name	sq ft	sq m
Ground - Sales	555	51.56
Ground - Storage	195	18.12
Basement - Storage	651	60.48
Total	1,401	130.16

Legal Costs

Each party is to be responsible for their own legal fees.



Viewing & Further Information



Pete Bradbury
0113 245 1447
petebradbury@cartertowler.co.uk



Tom Fuller
0113 245 1447
tomfuller@cartertowler.co.uk

