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# To Let

495 Otley Road, Adel, Leeds, LS16 7NR

**SW**

Sanderson  
Weatherall





- Prominent ground floor retail unit to let in Leeds
- Located on Otley Road in the popular suburb of Adel
- Situated in a parade of shops adjacent to Cooplands Bakers
- Close to the BP petrol station and M&S Simply food
- To Let on a new lease at an initial rental of **£15,000** pax

### Location

The property is located on the A660 Otley Road in the north Leeds suburb of Adel. This is the main road running between Otley and Leeds city centre just to the north of the main outer ring road.

Leeds city centre is approximately 4.5 miles to the south and Otley lies 6 miles to the north.

Situated at the end of a parade of shops occupiers nearby include M&S Simply Food, Cooplands Bakers, Hickory's Smoke House and a number of local shops and restaurants.

### Description

The property provides sales accommodation at ground floor along with a rear office, a small staff area and a WC.

### Accommodation

The property provides the following approximate net internal area.

Ground Floor Sales	44.61 sq m	481 sq ft
Ground Floor Staff	9.78 sq m	105 sq ft
<b>Total</b>	<b>54.44 sq m</b>	<b>586 sq ft</b>

### Lease

The shop is available on a new lease for a term to be agreed at an initial rent of **£15,000** pax. This will be an effective full repairing and insuring lease by way of a service charge.

### Rateable Value

The current rateable value of the property is £11,500 pa.

### Rent Deposit

The incoming Tenant may be required to pay a rent deposit dependent upon financial status.

### EPC

**The** premises have an Energy Performance rating of 39B and a copy of the certificate is available upon request.

### Legal Costs

Each party is to be responsible for their own legal and other costs incurred in the transaction.

### VAT

The property is not elected for VAT.

### Anti Money Laundering

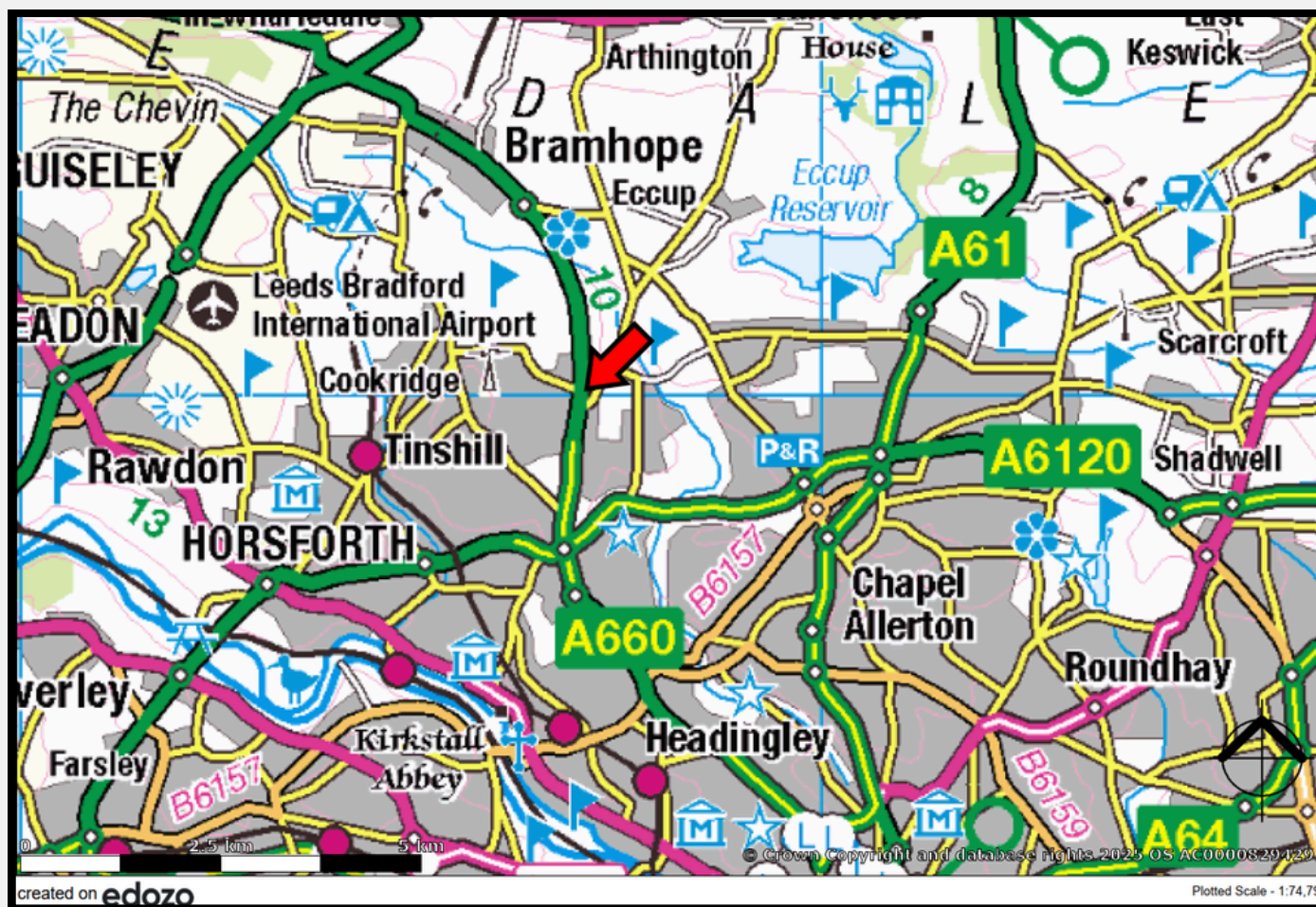
In order to comply with Government Legislation the tenant will be required to provide a proof of ID and also home address.

# Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

Contact  
**Peter Heron**  
07843 634158  
[peter.heron@sw.co.uk](mailto:peter.heron@sw.co.uk)

Sanderson Weatherall, 6th Floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL



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