

TO LET – CHARACTERFUL RETAIL / LEISURE UNIT (STP) IN PROMINENT ROADSIDE POSITION c.705 ft² + Basement

**FOX
LLOYD
JONES**

0113 243 1133

www.fljltld.co.uk

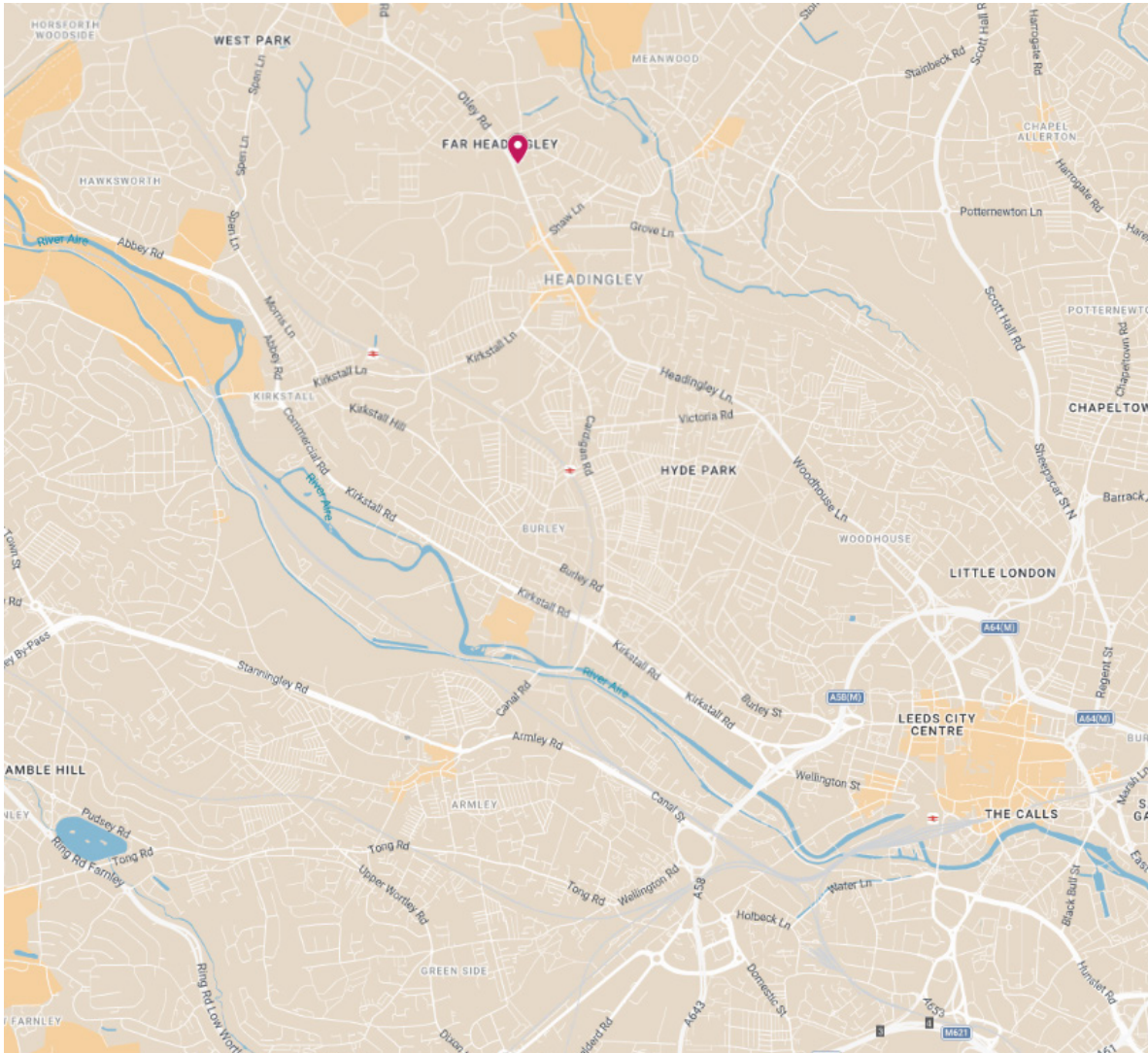
86 OTLEY ROAD, HEADINGLEY, LEEDS, LS6 4BA



- ◇ Prominent position fronting the busy Otley Road
- ◇ Attractive stone property with a large wooden framed shop front and inset doorway
- ◇ Ground floor self-contained unit of c.705 ft²
- ◇ Attractive shop window for retail displays or café/bar seating
- ◇ Suitable for a variety of uses including a retail shop, clinic, confectionary shop or small bar to complement the adjoining occupiers (STP)
- ◇ 2x car parking permits
- ◇ Subject to Vacant Possession

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LOCATION



The property is prominently situated on Otley Road in the popular suburb of Far Headingley, approximately 2.7 miles from the city centre.

It has the advantage of being within a lively and diverse retailing environment, with a strong mix of independent occupiers including F&B, hair & beauty, retail, health & wellbeing, service providers and specialist gift and art businesses.

The area is full of vibrancy, and it has a strong community spirit. The parade is an attractive row of independent operators who all offer something different.

The area benefits from a wealth of residential housing and a growing community of young professionals, making it perfect for new operators looking to flourish.



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LOCATION



More than 60% of the residents in Headingley are university students. It is one of Leeds' most famous student districts, serving a massive portion of the roughly 80,000 students across the city's higher education institutions, including the nearby University of Leeds and Leeds Beckett University.

The subject property is located to the north of the main centre of Headingley but sits on a vibrant suburb parade.

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LOCAL AMENITY



86 OTLEY ROAD, HEADINGLEY, LEEDS, LS6 4BA

BOTTLE
CHOP

SKIN DEEP Ltd
LASER AND BEAUTY CLINIC

HIVE
HAIR SALON

FIKA
NORTH

FOX
LLOYD
JONES

DESCRIPTION



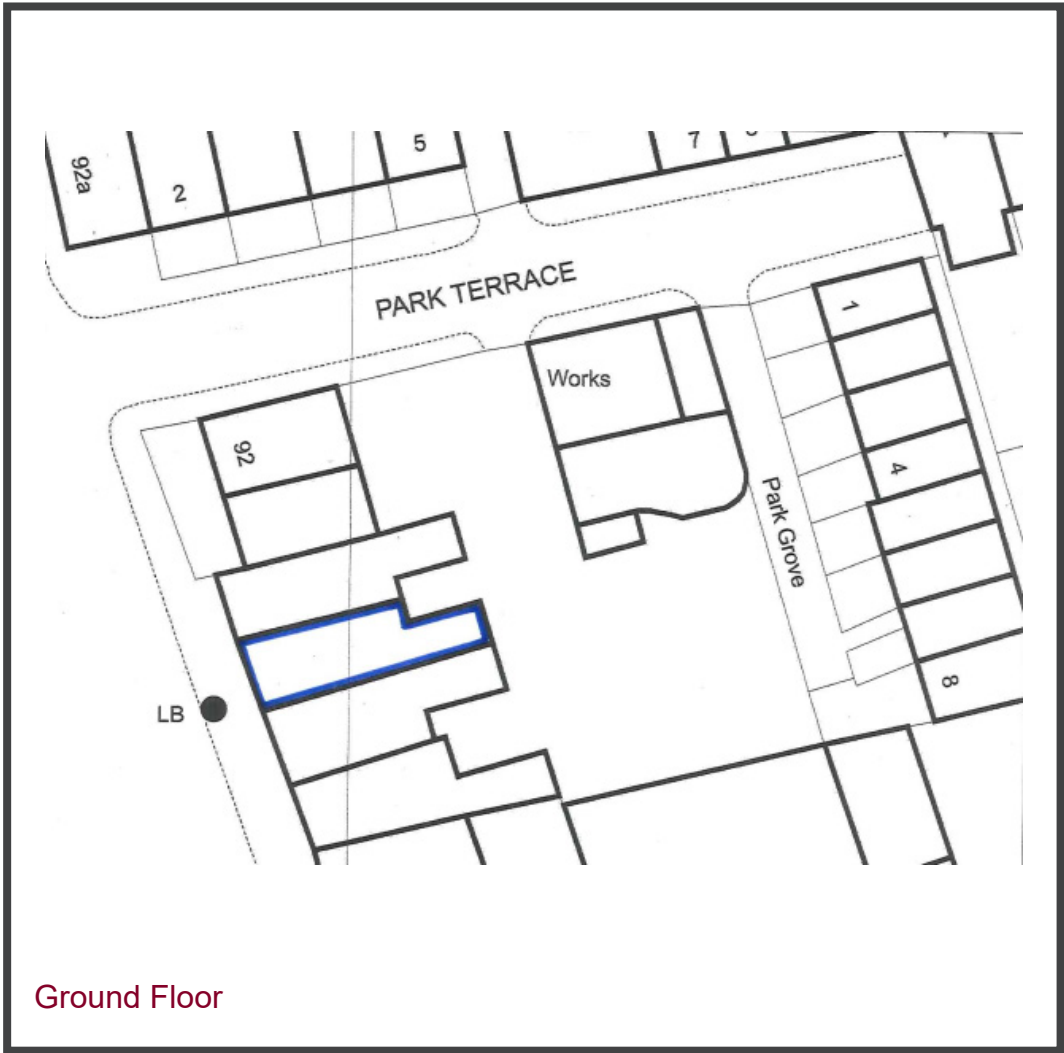
- 86 Otley Road is a traditional stone-built terrace and is typical of the adjoining properties along Otley Road with an attractive fully glazed shop window.
- The self-contained ground floor unit provides c. 705 ft², with a further 433 ft² of ancillary storage in the basement.
- Externally the front window has a canopy; internally it has a roller blind.
- The unit has a suspended ceiling and lighting panels.
- There is a toilet and kitchenette in situ plus storage to the rear of the unit.
- The unit is well situated amongst a mix of uses and has an attractive shop front and fascia for prominent signage and visibility.
- 2 car parking permits are provided for use on the private block paved area at the rear of the property.



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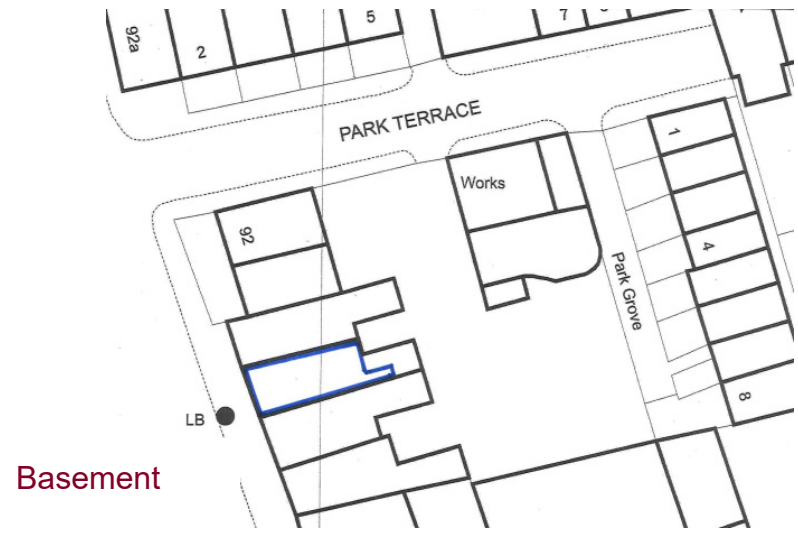
FLOOR PLANS



Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

Floor	Sq. M.	Sq. Ft.
Ground	65.53	705
Basement	40.24	433
Total	105.77	1,138



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Viewing & further information

Please contact the sole letting agents:

Nina Niespodziany

Nina.Niespodziany@fljltd.co.uk

07762 410376

Louise Larking

Louise.Larking@fljltd.co.uk

07814 478560

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Proposal

Quoting Rent:

£18,000 per annum

Tenure:

Leasehold for a term of years to be agreed

Rateable Value:

£14,250

We advise any interested parties to make enquires with Leeds City Council.

Qualifying businesses will benefit from small business rates relief.

VAT

The property is elected to charge VAT.

EPC:

The property has an EPC rating of C (69). A full copy of the certificate is available upon request.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared October 2026