



31 Otley Road

Headingley, Leeds, LS6 3AA

PROMINENT RETAIL UNIT

2,037 sq ft
(189.24 sq m)

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

31 Otley Road, Headingley, Leeds, LS6 3AA

Summary

Available Size	2,037 sq ft
Rent	£32,500 per annum
Price	Offers over £350,000
Rates Payable	£10,123 per annum
Rateable Value	£26,500
VAT	Not applicable. The property is not elected for Vat.
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)

Description

The property comprises a three storey semi detached shop premises constructed of a mixture of brick and stone, set under a pitched slate roof. Internally the accommodation provides a well proportioned ground floor sales shop. To the rear of the shop area is a disabled w/c. In addition there is another toilet located near the back door of the property which leads into a small secure yard area. By the rear entrance, a stair case leads to the upper floor levels where there is further accommodation comprising three rooms on the first floor and two rooms on the second floor. The first floor also benefits from another w/c. The basement provides additional space for further storage use however with limited head height. The building is heated by way of gas central heating.

Location

The property is very prominently positioned fronting Otley Road on a busy retail pitch in Headingley, a popular and vibrant suburb of north Leeds for both students and professionals. Headingley has a good mix of both national and independent retail and leisure operators

Accommodation

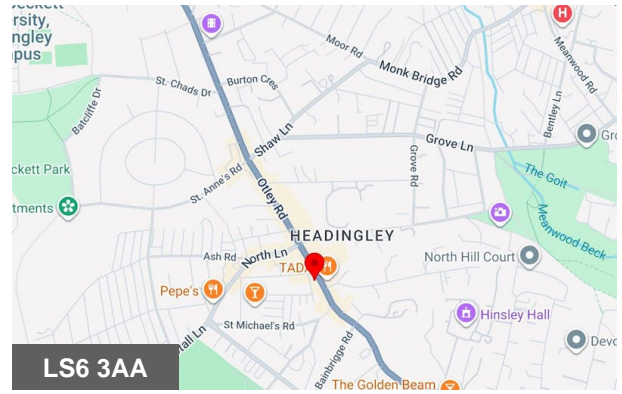
Name	sq ft	sq m
Ground	870	80.83
1st	707	65.68
2nd	460	42.74
Total	2,037	189.25

Terms

The unit is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rental of £32,500 per annum exclusive of business rates, utility costs, insurance and all other outgoings. Alternatively the building is available for sale with full vacant possession. Offers over £350,000 will be considered.

Planning

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



Viewing & Further Information



Pete Bradbury

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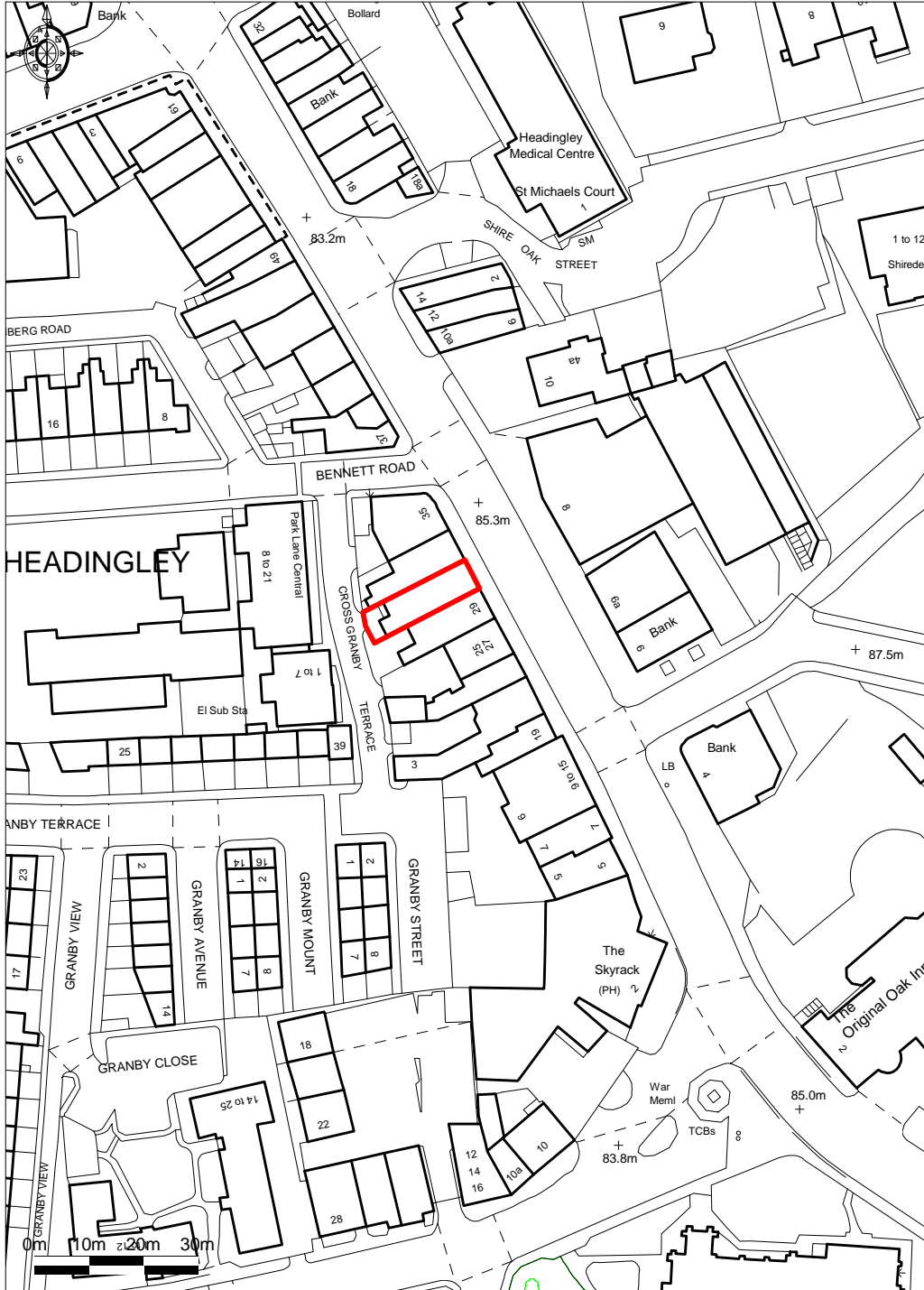
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