

**406 Harrogate Road**

Leeds, LS17 6PY

PROMINENT RETAIL UNIT

1,268 sq ft
(117.80 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	1,268 sq ft
Rent	£30,000 per annum
Rates Payable	£10,791.50 per annum
Rateable Value	£28,250
VAT	Not applicable. The property is not elected for Vat.
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)

Description

Forming part of a small parade of shops the unit comprises a ground floor retail unit with W/C to the rear. Loading can be accessed via a shared passageway at the back of the unit which leads to a shared courtyard area. The unit comes with one car space located in the shared courtyard. On street parking is also 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

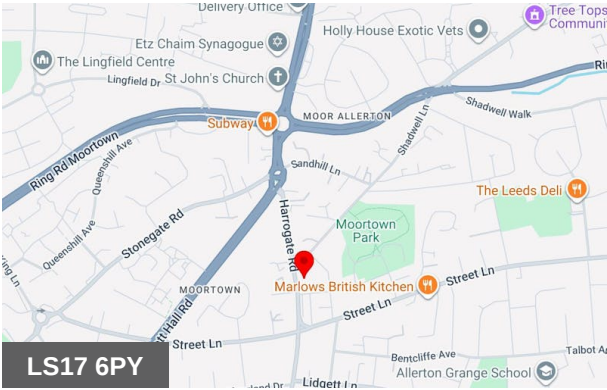
The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £30,000 per annum exclusive of business rates, utility costs, service charge, insurance and all other outgoings.

Planning

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

Legal Costs

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



Viewing & Further Information



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