



58 Austhorpe Road

Leeds, LS15 8DX

PROMINENT RETAIL UNIT

908 sq ft
(84.36 sq m)

- Popular retail parade
- High footfall
- Busy suburb



58 Austhorpe Road, Leeds, LS15 8DX

Summary

Available Size	908 sq ft
Rent	£17,500 per annum
Rateable Value	£13,500 This property benefits from rate relief
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Description

The property forms part of a terrace of retail properties fronting Austhorpe Road. Internally the shop comprises a small sales area with rear storage area. A small kitchen and w/c is also provided. Outside directly in front of the property there is shared forecourt parking.

Location

Crossgates is a busy and popular suburb of Leeds which has a strong retail offer. The property occupies a prominent position fronting Austhorpe Road close to the Crossgates Shopping Centre. Nearby occupiers include Manning Stainton, Papa John's, Well Pharmacy and Costa Coffee.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	548	50.91
Ground - Ancillary	320	29.73
Ground - Kitchen	40	3.72
Total	908	84.36

Terms

The property 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 £17,500 per annum exclusive of business rates, utility costs, service charge, VAT, insurance and all other outgoings.

Planning

The unit benefits from the new E Class planning consent. Interested parties are advised to check with the Local Authority.

Legal Costs

Each party will be liable for their own legal costs.

VAT

This property is NOT elected for VAT, therefore VAT is not payable on the rent or service charge.



Viewing & Further Information



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