



**Unit 2 Langbar Retail Park**  
Swarcliffe Avenue, Leeds, LS14 5EY

**PROMINENT RETAIL UNIT**

**981 sq ft**  
(91.14 sq m)

- Suitable for various uses (STP)
- Modern shop unit
- Abundant car parking
- Rear loading area



# Unit 2 Langbar Retail Park, Swarcliffe Avenue, Leeds, LS14 5EY

## Summary

<b>Available Size</b>	981 sq ft
<b>Rent</b>	£13,000 per annum
<b>Rates Payable</b>	£3,046 per annum
<b>Rateable Value</b>	£13,750
<b>VAT</b>	Applicable. The property is elected for VAT.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (58)

## Description

The property forms part of a small parade of modern shops anchored by The Co-op. Internally the shop comprises a large open plan area with a separate partitioned back of house space and a w/c to the rear. Outside directly in front of the property is on street parking plus there is a loading area and staff parking to the rear.

## Location

The property occupies a prominent position on Swarcliffe Avenue which forms part of a large residential estate in North-east Leeds. The small retail park is accessed off the A64 outer ring road.

## Accommodation

The unit has an approximate net internal floor area of 981sq ft.

Name	sq ft	sq m
Ground	981	91.14
<b>Total</b>	<b>981</b>	<b>91.14</b>

## Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. The quoting rent is £13,000 per annum exclusive.

## Planning

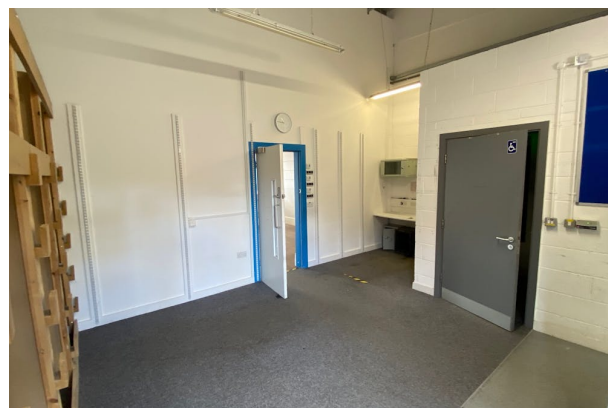
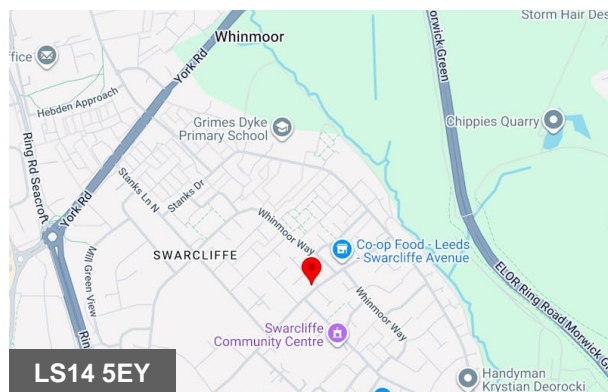
We understand the unit benefits from the new E Class planning consent. Interested parties are advised to check with the Local Authority.

## EPC

The unit has an Energy Performance Asset rating of Band C. Further information is available.

## Local Authority

Leeds



## Viewing & Further Information



**Tom Fuller**

0113 245 1447

tomfuller@cartertowler.co.uk



**Pete Bradbury**

0113 245 1447

petebradbury@cartertowler.co.uk