



166 Easterly Road

Leeds, LS8 3AD

## RETAIL UNIT

**556 sq ft**  
(51.65 sq m)

- Busy neighbourhood retail destination
- Prominent location on busy arterial road
- On-site parking
- Suitable for a number of uses (STP)

# 166 Easterly Road, Leeds, LS8 3AD

## Summary

<b>Available Size</b>	556 sq ft
<b>Rent</b>	£13,000 per annum
<b>Rates Payable</b>	£3,285.20 per annum This property qualifies for full business rate relief
<b>Rateable Value</b>	£8,600
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C (54)

## Description

The subject unit forms part of a parade of shops with separate accommodation at first floor level (not included). No.166 is located on the end of the parade and comprises an open plan shop with rear w/c.

## Location

The building is prominently located within a popular shopping parade on Easterly Road, approximately 3.5 miles north east of Leeds City Centre. Retailers on the parade and in the nearby vicinity are all independent other than a Nisa Local.

## Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides a Net Internal Area of 556 sq ft.

Name	sq ft	sq m
Ground	556	51.65
<b>Total</b>	<b>556</b>	<b>51.65</b>

## 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 an annual commencing rental of £13,000 per annum exclusive of rates, services, VAT, insurance and all other outgoings.

## Planning

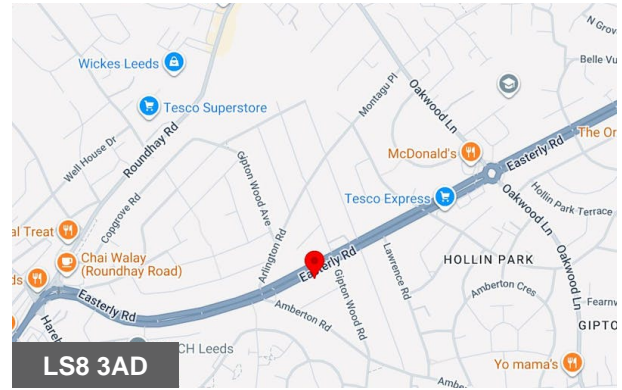
The unit currently benefits from the new E Class planning consent. Interested parties are advised to check with the Local Authority.

## EPC

The property has been assessed as having an energy performance asset rating of a C.

## Legal Costs

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



## Viewing & Further Information



**Tom Fuller**

0113 245 1447

tomfuller@cartertowler.co.uk



**Pete Bradbury**

0113 245 1447

petebradbury@cartertowler.co.uk