



116a Harrogate Road

Chapel Allerton, Leeds, LS7 4NY

PROMINENT RESTAURANT/RETAIL UNIT

720 sq ft
(66.89 sq m)

- Great location
- Suitable for various uses (STP)
- Fitted out restaurant



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Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 720 sq ft |
| Rent | £26,000 per annum |
| Rates Payable | £8,483 per annum |
| Rateable Value | £17,000 |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D (88) |

Description

The property forms part of a parade of shops known as Chapel Allerton District Centre with retail & restaurant units at ground floor and separate office accommodation on the first floor. The unit is well located on the top end of the parade and comprises a good sized sales area with additional w/c, store to the rear. On street parking is available to the front of the property.

Location

The property is well located in the centre of Chapel Allerton with all the local shops and amenities within close proximity. Chapel Allerton is a thriving north Leeds suburb and popular residential area for commuters travelling into Leeds & Harrogate. Leeds city centre is located 4 miles to the south and Harrogate is 13 miles to the north. There is a good mix of both national and independent retail and leisure operators including Aldi, Co-op, Caffè Nero & Rudy's Pizzeria.

Accommodation

The accommodation comprises the following areas:

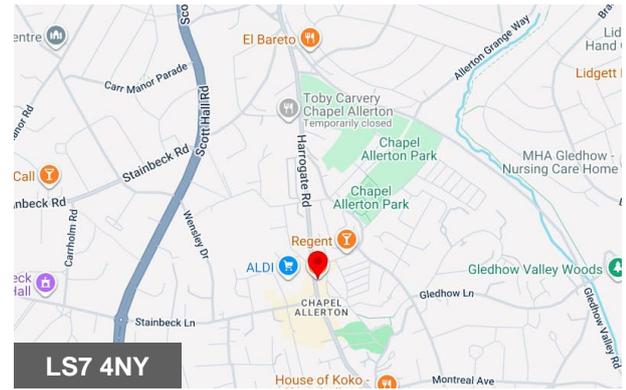
| Description | sq ft | sq m |
|--------------|------------|--------------|
| Sales | 720 | 66.89 |
| Total | 720 | 66.89 |

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 £26,000 per annum, exclusive of business rates, VAT, service charge, utility costs, insurance and all other outgoings.

Planning

We understand the premises currently benefit from Use Class E however advise interested parties to check with the local authority.



Viewing & Further Information



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