



400 Harrogate Road

Leeds, LS17 6PY

PROMINENT RETAIL UNIT

755 sq ft
(70.14 sq m)

- Popular north Leeds suburb
- Busy parade of shops



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Summary

Available Size	755 sq ft
Rent	£23,000.00 per annum
Rates Payable	£10,104.75 per annum
Rateable Value	£20,250
VAT	Not applicable. The property is not elected for Vat.
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)

Description

Forming part of a small parade of shops the unit comprises a ground floor retail unit with staff, storage accommodation to the rear. On street parking is also available directly outside the premises.

Location

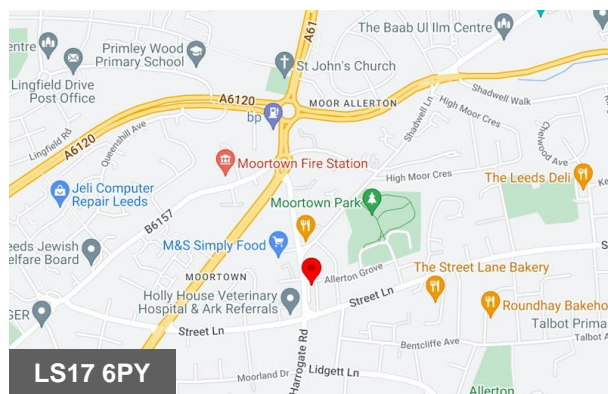
The property is located in a very busy parade of shops in the affluent Leeds suburb of Moortown providing excellent prominence to Harrogate Road. Leeds outer ring road is within close reach of the premises. There are numerous multiple occupiers in the vicinity including Leeds Building Society, and M&S 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 £23,000 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.



Viewing & Further Information



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