



2 Barwick Road

Leeds, LS15 7QG

**PROMINENT GROUND
FLOOR RETAIL UNIT**

473 sq ft
(43.94 sq m)

- Prominent position
- Busy main road (A64)
- Suitable for a number of uses (STP)



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Summary

Available Size	473 sq ft
Rent	£12,000.00 per annum
Rates Payable	£4,790.40 per annum This property qualifies for small business rates relief.
Rateable Value	£9,600
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (18)

Description

The property comprises a ground floor end unit, with an electric shutter and rear access. Internally the shop comprises a small sales area with air conditioning and W/C. Parking is available on street in front of the unit.

Location

The property is prominently positioned on Barwick Road (A64), with just off the roundabout adjoining the Outer Ring Road (B6902).

The parade is well occupied, with notable tenants including Seacroft Pharmacy and JT Rodgers. Other notable nearby occupiers include Aldi, Farm Foods and Sue Ryder.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	473	43.94
Total	473	43.94

Terms

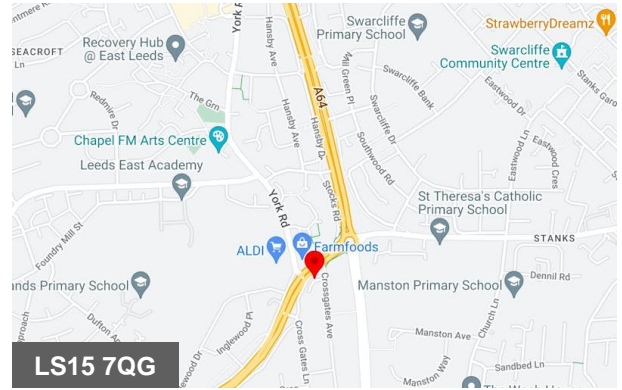
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £12,000 per annum exclusive of business rates, utility costs, service charge, VAT, insurance and all other outgoings.

Planning

We understand the property currently benefits from the new E class consent. Interested parties are advised to check with the Local Authority.

VAT

The property is VAT elected, therefore VAT will be payable on the rent and service charge.



Viewing & Further Information



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