

## TO LET PRIME SUBURBAN SHOP

### 61/63 STREET LANE LEEDS LS8 1AP

#### LOCATION/SITUATION

The shop is located within the main retail parade on this popular suburban street of North Leeds, with other occupiers including Cooplands Bakers, RSPCA, Brosgills Opticians, William Hill and Santander.

The location is well-known for quality restaurants and cafes with Roundhay Park being close by and Leeds City Centre some 5 miles away.

#### DESCRIPTION

A ground floor shop having originally been two units. The property could be split to provide two individual units as detailed below. There is basement staff and storage accommodation.

#### ACCOMMODATION

The property has the following approximate areas:-

##### Whole Building

Gross Frontage	9.67 sq.m.	31'9"
Internal Width	8.92 sq.m.	29'3"
Shop Depth	15.39 sq.m.	50'6"
GF Sales	122.99 sq.m.	1,324 sq.ft.
Basement Stores/Staff	87.14 sq.m.	937 sq.ft.

##### 61 Street Lane

GF Sales	75.16 sq.m.	809 sq.ft.
Basement Stores/Staff	52.67 sq.m.	567 sq.ft.

##### 63 Street Lane

GF Sales	47.84 sq.m.	515 sq.ft.
Basement Stores/Staff	34.37 sq.m.	370 sq.ft.



#### LEASE

The shop(s) is available on a new lease for a term of years to be agreed subject to five yearly rent reviews on an FRI basis.

#### RENTAL

The property is available as a whole or as two individual units at the following rentals:-

Whole Building	£49,000 pax
61 Street Lane	£27,000 pax
63 Street Lane	£23,000 pax

#### RATES

The property is currently assessed as a whole, as follow:-

Rateable Value	£36,500
Rates Payable	£18,000 (approx)

#### ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (60). A copy of the EPC is available on request.

#### LEGAL COSTS/VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

#### VIEWING

By appointment with the joint agents:-

##### Brackenridge Hanson Tate

Tel: 0113 244 9020  
Ref: Robin Hanson  
Email: [robin@bht.uk.com](mailto:robin@bht.uk.com)

or

##### Lionel D Levine & Co

Ref: Lionel Levine  
Email: [Lionel@lionellevine.co.uk](mailto:Lionel@lionellevine.co.uk)

SUBJECT TO CONTRACT

**address.** 6 Lisbon Square, Leeds, LS1 4LY  
**tel.** 0113 244 9020 **fax.** 0113 244 1104 **web.** [www.bht.uk.com](http://www.bht.uk.com)