

# TO LET PROMINENT SHOP

**452 ROUNDHAY ROAD  
OAKWOOD  
LEEDS  
LS8 2HU**

## LOCATION

Oakwood is a popular residential suburb of Leeds, approximately 2 miles from the City Centre, on one of the main arterial roads to the north of the City giving access to Wetherby and York. The popular Roundhay Park is close by.

Other occupiers in the vicinity include The Bathstore, Taylor Jones Interiors, Oakwood Solicitors, Simon Falk Eyecare and Ricco's Restaurant.

## DESCRIPTION

A fully fitted ground floor shop with roller shutter loading door, alarm system and full CCTV, having accommodation on both ground and basement with rear access and 1 car parking space.

## ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	6.86m	22'6"
Internal Width	6.40m	21'0"
Shop Depth	10.31m	33'10"
GF Sales	63.91 sq.m.	688 sq.ft.
GF Kitchen	4.46 sq.m.	48 sq.ft.
Basement Office/Storage	49.60 sq.m.	534 sq.ft.

## LEASE

The shop is available for a term of years to be agreed on an effective full repairing and insuring basis subject to review.



## RENTAL

We are seeking offers in the region of **£24,500 per annum exclusive**.

## RATES

We understand the property is assessed as follows:-

Rateable Value	£20,250
Rates Payable	£ 9,983 (approx)

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (83). A copy of the EPC is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

## VIEWING

By appointment with Brackenridge Hanson Tate:-

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

**SUBJECT TO CONTRACT**  
Prepared: 20<sup>th</sup> August 2018

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