

TO LET PRIME SUBURBAN SHOP

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 with basement storage and staff which has recently been tanked out to ensure it is fully damp-proof.

ACCOMMODATION

The property has the following approximate areas:-

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

LEASE

The shop 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

Offers in the region of **£23,000 per annum exclusive**.



RATES

The property will be re-assessed for rating purposes once the premises have been split.

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

Email: robin@bht.uk.com

or

Lionel D Levine & Co

Ref: Lionel Levine

Email: Lionel@lioneldlevine.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