

PRIME SUBURBAN SHOP TO LET



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 dimensions and areas:-

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

LEASE TERMS

The shop is held on a lease for a term of 10 years commencing 20th February 2019, subject to a tenant only break and/or rent review at the end of the 5th year of the term on an effective full repairing and insuring basis.

RENTAL

Years 1-3 - £16,000 per annum exclusive
Years 4-5 - £20,000 per annum exclusive

RATES

We understand the property is assessed as follows:-

Rateable Value	£14,250
Rates Payable	£ 6,997 (approx)

As at June 2020, we understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (84). 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.

FURTHER INFORMATION/VIEWING

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Subject to Contract
Dec 2019

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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.