

PRIME SUBURBAN SHOP TO LET



51 STREET LANE, LEEDS, LS8 1AP

LOCATION / SITUATION

The shop is located within the main retail parade on this popular suburban street in North Leeds, within 5 miles of Leeds City Centre.

There is free on-street parking to the front and other occupiers include Cooplunds Bakers, RSPCA, Brosgills Opticians and a number of well-known local occupiers.

The location is well-known for quality restaurants and café, with Roundhay Park being close by

DESCRIPTION

A substantial stone built shop with a slate roof, arranged over 3 floors and basement, forming part of a traditional retail parade.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	5.86m	19'3"
Internal Width	5.22m	17'2"
Shop Depth	11.27m	37'0"
Ground Floor Sales	75.37 sq.m.	811 sq.ft.
First Floor Storage	31.32 sq.m.	337 sq. ft.
Second Floor Store	41.82 sq.m.	450 sq.ft.
Basement	43.21 sq.m.	465 sq.ft.

LEASE TERMS

The property is to let by way of a full repairing and insuring lease for a term of years to be negotiated

RENTAL

Offers in the region of **£27,000 per annum exclusive**.

RATES

The property has a Rateable Value of £25,500.

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

Awaiting assessment.

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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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.