

# 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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Subject to Contract  
Jan 2021

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#### Misrepresentation Act

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