

SUBURBAN SHOP TO LET



166 CHAPELTOWN ROAD, LEEDS, LS7 4EE

LOCATION

The property is located in Chapeltown, a suburb of Leeds approximately 2 miles north east of the City Centre.

SITUATION

The shop is prominently located on Chapeltown Road, one of the main arterial routes connecting the City Centre with North Leeds and therefore benefits from high levels of passing traffic.

The shop is within a retail parade with the neighbouring occupiers being local hot food takeaways and a barbers.

DESCRIPTION

A ground floor shop with ancillary staff accommodation at the rear.

There is a communal yard at the rear with vehicular access.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

| | | |
|----------------|-------------|------------|
| Gross Frontage | 5.43m | 17'10" |
| Internal Width | 5.25m | 17'3" |
| Shop Depth | 12.41m | 40'9" |
| GF Sales | 63.33 sq.m. | 686 sq.ft. |

LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

There may be an opportunity to let the upper floor rooms together with the shop (subject to planning). Further information available on request.

RENTAL

Offers in the region of £14,400 per annum exclusive.

Tel: 0113 244 9020 / www.bht.uk.com

RATES

We understand the property is assessed as follows:-

Rateable Value £7,600

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 C(51). 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 rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

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Subject to Contract
May 2021

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.