

SUBURBAN SHOP TO LET



45 HARROGATE ROAD, CHAPEL ALLERTON, LS7 3PD

LOCATION

The property is located in the centre of Chapel Allerton, a popular suburb of north Leeds, around 3 miles north of Leeds City Centre.

SITUATION

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

Chapel Allerton has a vibrant leisure scene and is home to a variety of independent and national retailers, cafés, bars, and restaurants.

Nearby occupiers include The Co-Op, Greggs, Caffè Nero, The Woods, Box, Starbucks, Aldi, The Mustard Pot, Black Sheep micro pub, Aagrah and North Brewing Co.

DESCRIPTION

A ground floor shop unit with ancillary staff accommodation at the rear. There is a small gated rear yard suitable for bin storage.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	3.73m	12'3"
Internal Width	3.53m	11'7"
Shop Depth	11.41m	37'5"
GF Sales	37.63 sq.m.	405 sq.ft.
GF Kitchen	3.72 sq.m.	40 sq.ft.
Basement	25.00 sq.m.	269 sq.ft.

LEASE TERMS

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

RENTAL

£16,000 per annum exclusive.

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

RATES

We understand the property is assessed as follows:-

Rateable Value £10,500

We recommend all interested parties make their own enquiries with the Local Rating Authority to determine the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property is awaiting assessment.

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
16 November 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.