



**7 STAINBURN PARADE
LEEDS
LS17 6NA**

TO LET

RETAIL UNIT

TOTAL AREA 822 SQ FT (76.4M²)

LOCATION

The property is located on a prominent retail parade on the corner of Harrogate Road and Stainburn Drive, in the popular North Leeds suburb of Moor Allerton. The area is densely populated and Harrogate Road itself is a busy main arterial route between Leeds city centre and the Outer Ring Road.

DESCRIPTION

A purpose-built retail parade within which the ground floor at no. 7 is offered. The retail sales area itself is open-plan with office space, WC and kitchenette located to the rear, the rear door accessing an enclosed yard. There is also a small cellar providing additional storage.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1st Edition, May 2015, the unit provides the following approximate internal areas:

sales	620 sq ft (57.6m ²)
office	202 sq ft (18.8m ²)
total	822 sq ft (76.4m ²)

TERMS

The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£11,000 p.a.**

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£11,750**. Interested parties are advised to direct further enquiries to the local authority.

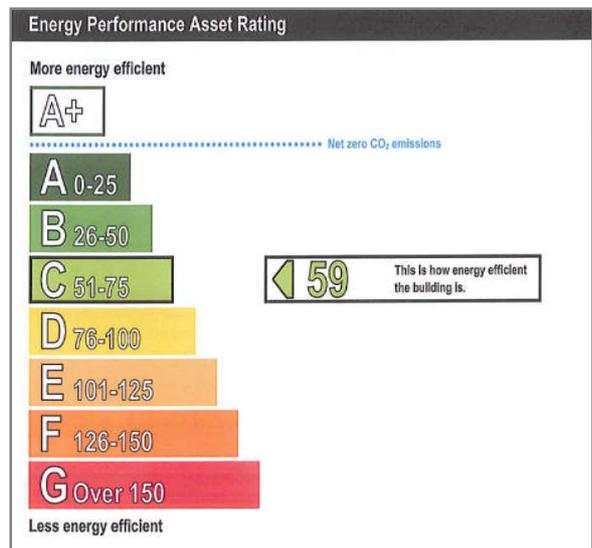
VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk) or Tom Gillson on 0113 239 5778 (tomg@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details prepared March 2017

SPD/LPJ



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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.