



**716 KING LANE
ALWOODLEY
LEEDS
LS17 7BA**

TO LET

GROUND FLOOR RETAIL UNIT

TOTAL AREA 517 SQ FT (48 SQ M)

LOCATION

The property is located on King Lane which is positioned in a well-established shopping parade lying approximately 5 miles to the north of Leeds City Centre. It is also within close proximity to the Moor Allerton District Centre and Leeds Outer Ring Road (A6120).

DESCRIPTION

The property comprises an open plan retail premises with an additional retail/ancillary space at the rear which also comprises a WC and kitchenette facilities.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2018, the unit provides an approximate area of 517 sq ft (48 sq m).

TERMS

The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£14,500p.a.** It is understood that VAT is not applicable.

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of **£13,500**. Interested parties are advised to direct further enquiries to the local authority.

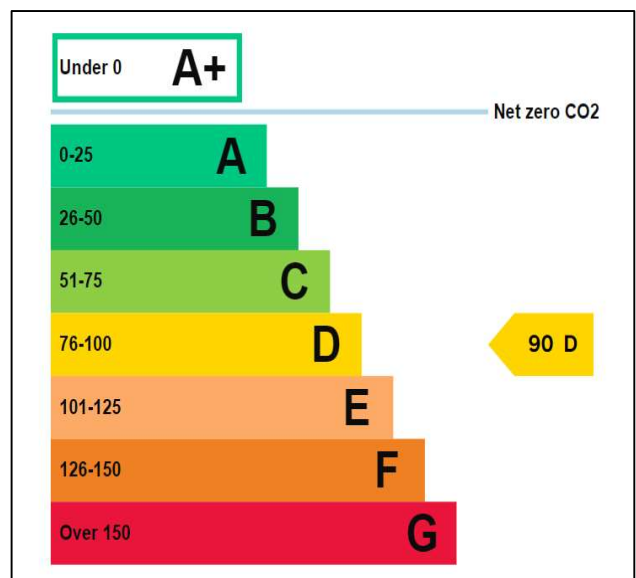
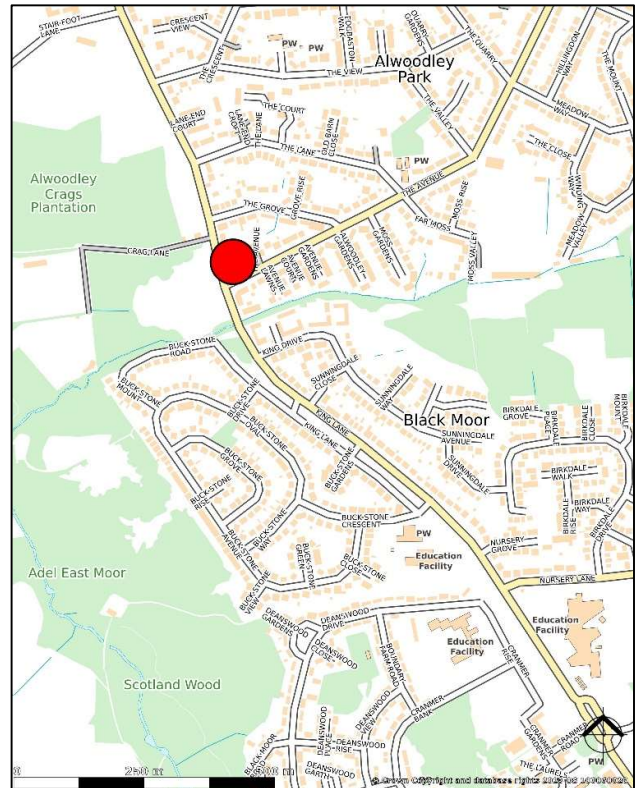
VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details prepared July 2023

SPD/LPJ



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MISDESCRIPTONS 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.