

LET RETAIL INVESTMENT

TOTAL INCOME: £25,000 PA

- Single let investment
- Front and rear access
- Outside decking area
- Prominent location
- High Footfall area



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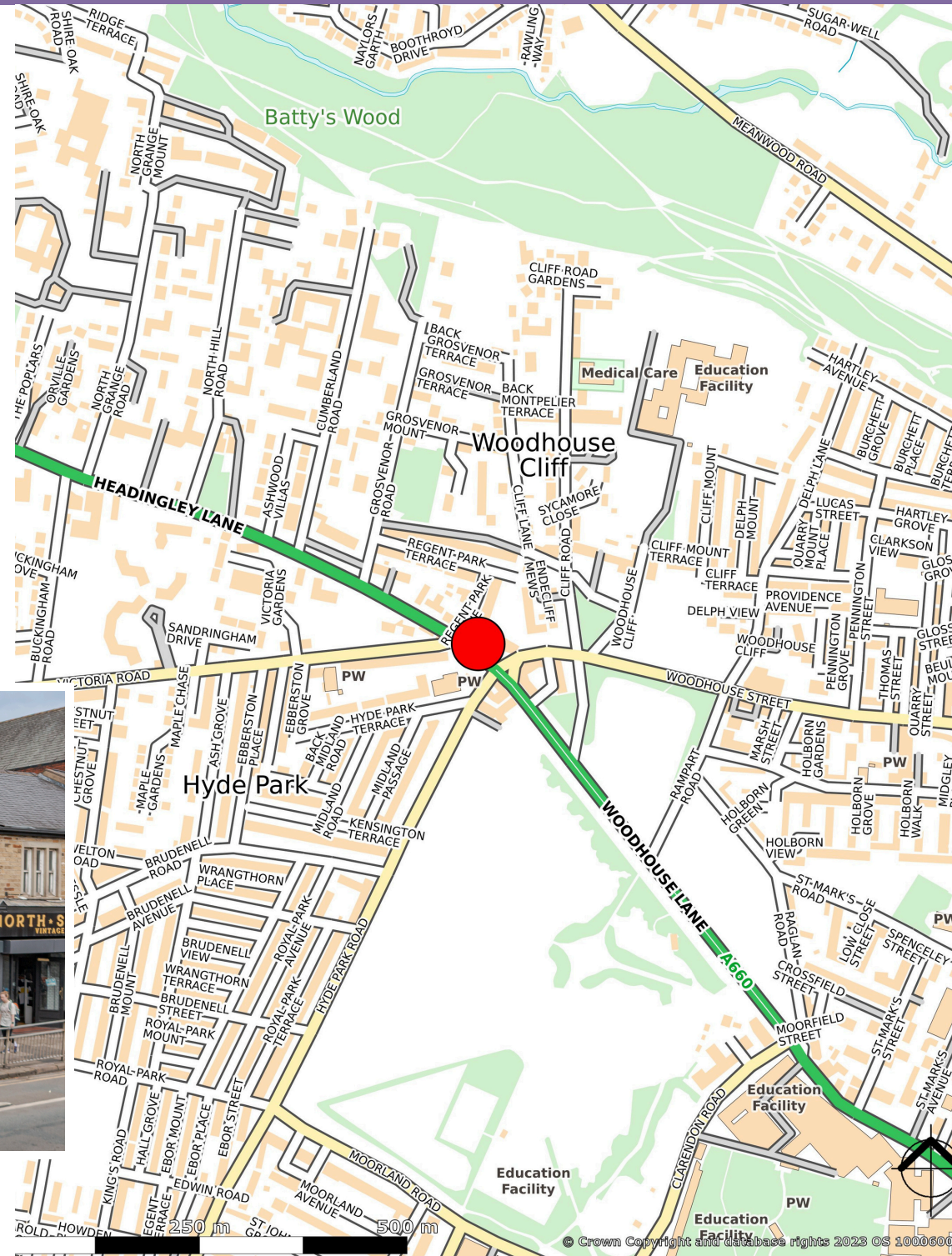
14 Headingley Lane
Headingley, Leeds
LS6 2AS

£330,000
Guide Price

LOCATION

The property is located in the popular North Leeds suburb of Headingley.

The shop itself benefits from prominent main road frontage onto Headingley Lane which is the main arterial route linking Headingley with the Leeds Outer Ring Road and Leeds City Centre.



EXTERNAL IMAGE

SALES COUNTER



DESCRIPTION

The property comprises a stone built, mid terrace retail unit under a pitched roof which is currently let out to Il Piatto.

Internally, at ground floor level, the property is open plan at the front. Towards the rear, there is the restaurants back of house kitchen and store room which provides a further access point.

At first floor level, the space is all open plan. There are French doors at second floor level which backs out onto the decked terrace area.

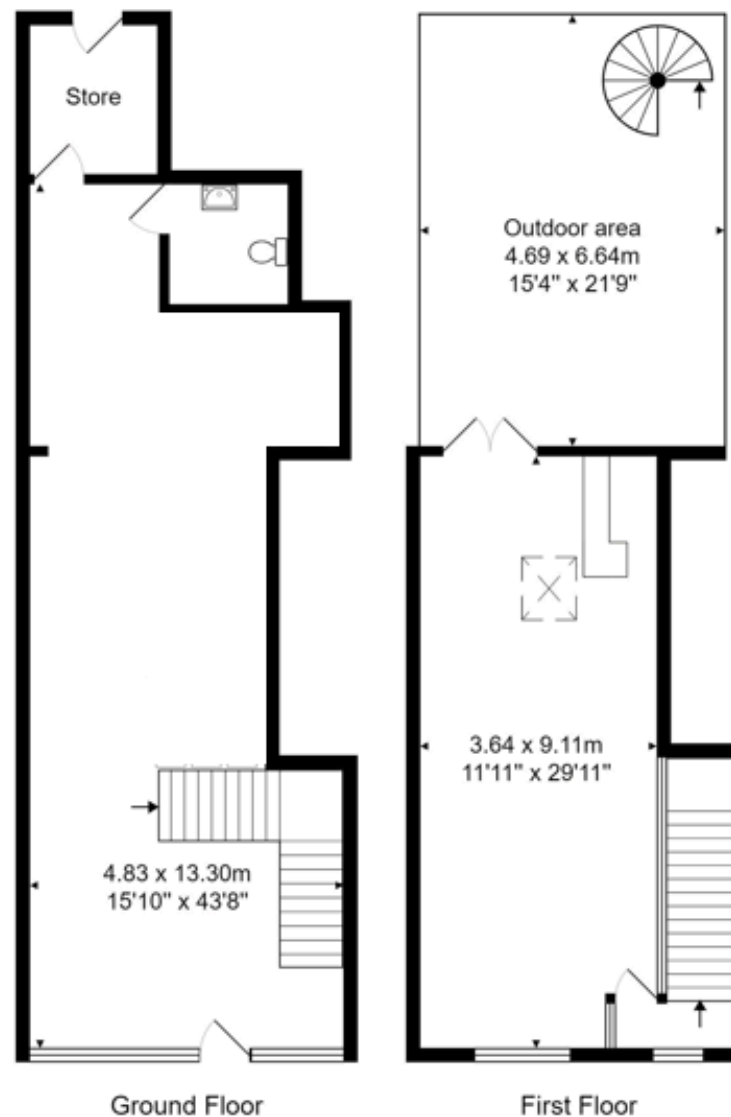


KITCHEN SPACE

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

Ground Floor: 621 sq ft (57.2 sq m)
First Floor: 319 sq ft (29.7 sq m)
Total: 940 sq ft (87.4 sq m)





EPC

The property currently benefits from an EPC rating of C-62.

TERMS

The freehold property is available for sale subject to its existing tenancy at a guide price of £330,000.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

TENANCY INFO

The property is let for a straight 6 year term at a rent of £25,000 per annum The lease is on Full Repairing and Insuring terms and expires 31 August 2029.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £12,750.

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**FOR FURTHER INFORMATION OR TO
ARRANGE A VIEWING, PLEASE CONTACT:**



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