

PROMINENT RETAIL UNIT

453 SQ FT (42.1 SQ M)

- Central Headingley Location
- Prominently Positioned Fronting Otley Road (A65)
- WC facilities
- Open Plan Sales Area
- Basement



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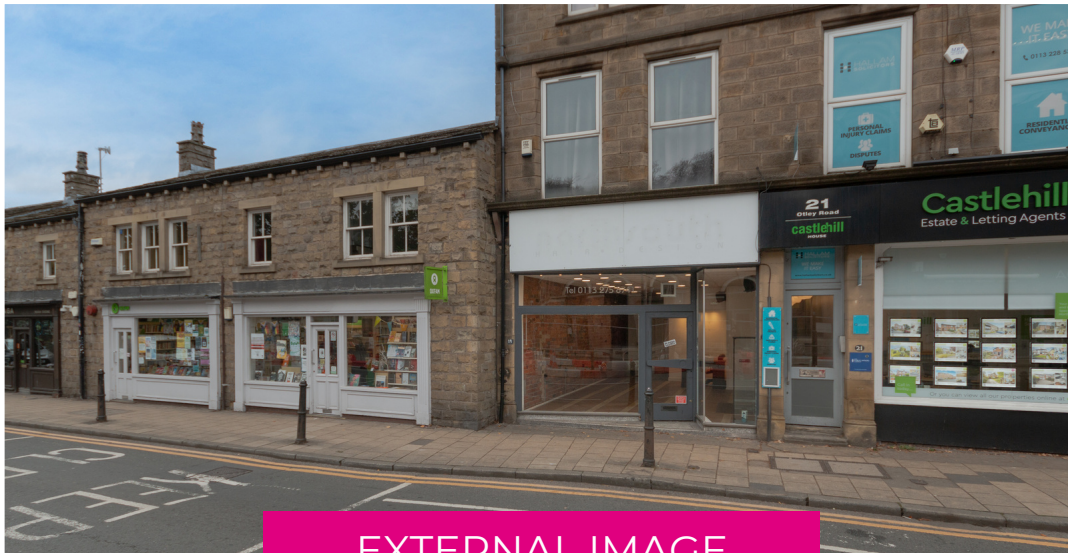
19 Otley Road, Headingley
Leeds
LS6 3AA

£25,000
per annum

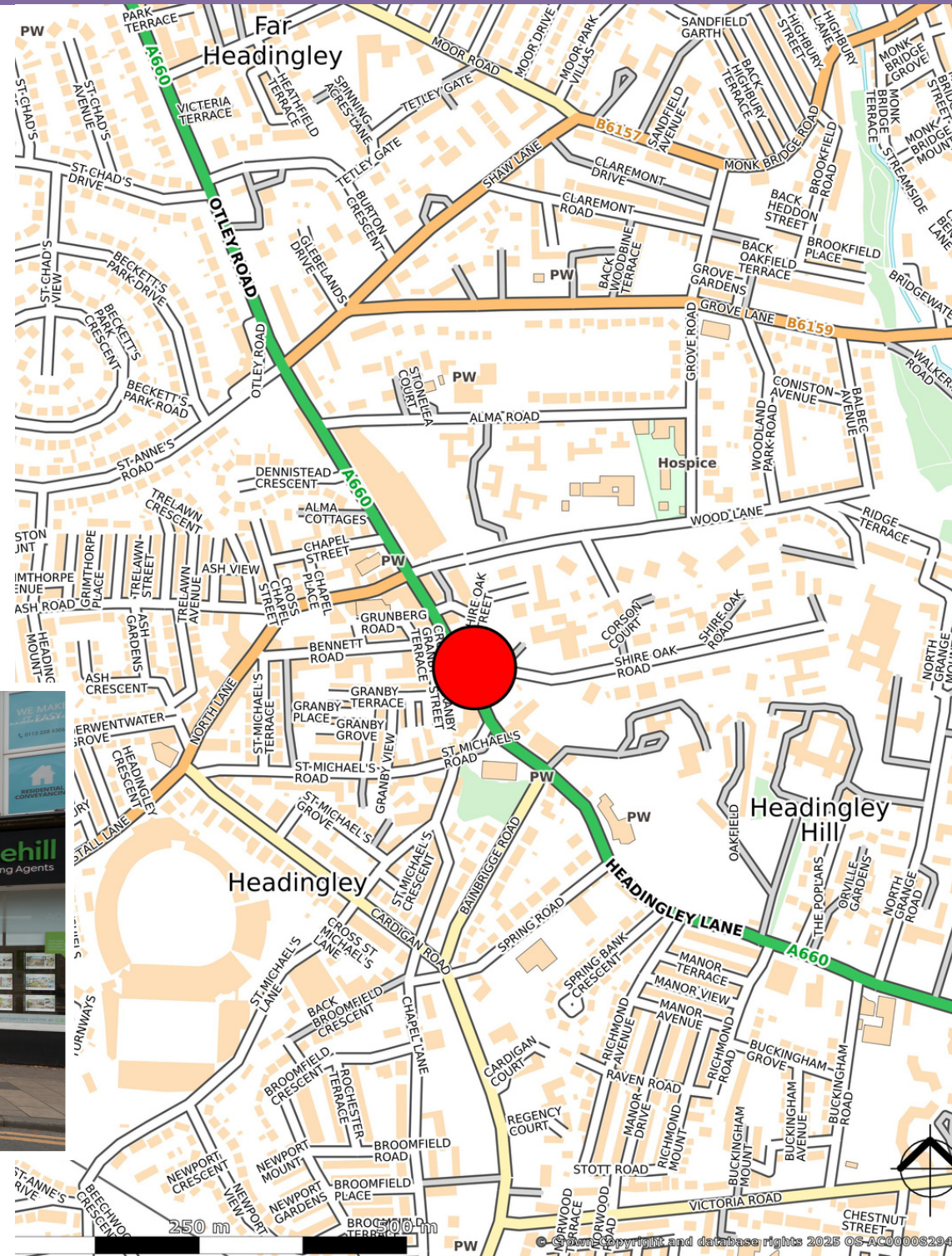
LOCATION

The property is located within the heart of Headingley fronting the busy Otley Road (A65). The property sits on a bus route and is within 1 mile of Headingley train station.

There are a number of large occupiers within extremely close proximity to the property. Some of these consist of Nando's, Sainsbury's, Morrisons, and Residence Cafe.



EXTERNAL IMAGE



SALES AREA



DESCRIPTION

The property comprises a three storey, stone build building under a pitched roof whereby the ground floor and basement is available.

Internally, the ground floor space is open plan and presents well with its exposed brick wall. The whole of the ground floor benefits from a suspended ceiling with a number of spotlights throughout. At the rear left, there is a WC.

At the rear is also access to the basement. This basement is ideal for storage and also benefits from a WC.

The property benefits from a second access point whereby there is a rear door. This door leads to a space behind the property which could be used as a car parking space.

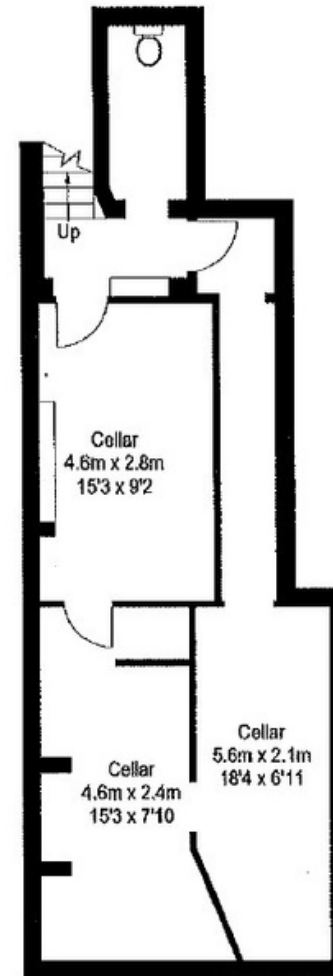


REAR ACCESS

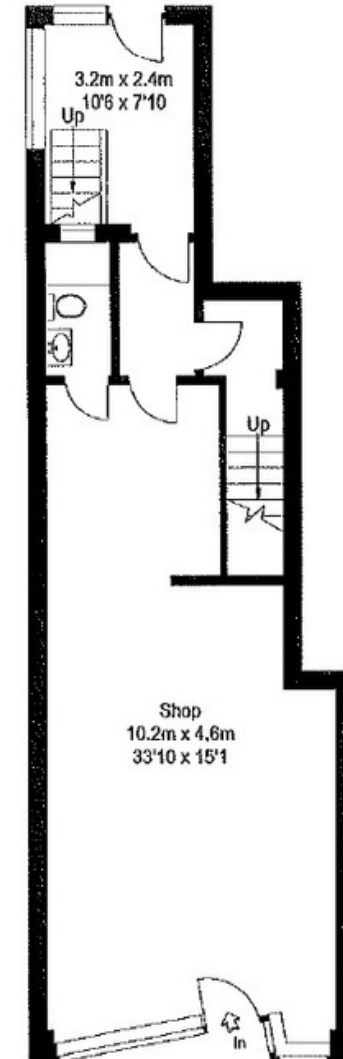
ACCOMMODATION

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:

	Sq Ft	Sq M
Ground Floor	453	42.1
Basement	406	37.8
Total	859	79.9



Cellar



Ground Floor



EPC

The property currently benefits from an EPC rating of D-93.

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £25,000 + VAT per annum.

VAT

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

RATEABLE VALUE

We have made enquiries with the VOA website that details the subject property has a current rateable value of £15,500. Further enquiries should be directed to Leeds City Council.

LEGAL COSTS

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

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



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