

PROMINENT RETAIL UNIT

601 SQ FT (55.9 SQ M)

- Ground floor
- Positioned on the Popular Stainbeck Lane Retail Parade
- Large Forecourt Area with Modern Decking
- Open plan sales area
- Rear Store / Kitchen Preparation Area
- WC Facilities



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14 Stainbeck Lane
Chapel Allerton, Leeds
LS7 3QY

£29,500
per annum

LOCATION

The property is situated within the heart of the popular Leeds suburb of Chapel Allerton. The property occupies a prominent frontage to Stainbeck Lane, close to its junction with Harrogate Road (A61). The adjacent properties are occupied by a variety of well known retail and leisure occupiers including Rudy's Pizzeria, Brew + Boa, Starbucks and Greggs.





DESCRIPTION

The property comprises a well proportioned ground floor retail unit set within a two storey parade of similar properties with residential accommodation above. Internally, the space is predominantly open plan and currently configured as front sales area, kitchen/preparation area with a WC to the rear.

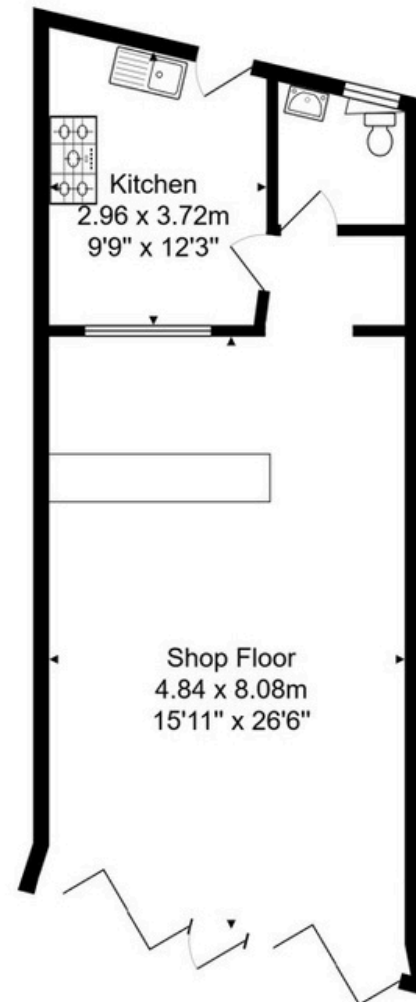
Externally the shop benefits from a large forecourt area with modern decking and has a secondary access to the rear for loading/ fire escape. On street parking is readily available in the near vicinity.



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	601	55.9
Total	601	55.9





EPC

The property EPC rating is currently being re-assessed with further details available soon.

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 £29,500 per annum.

VAT

It is understood that VAT is not applicable.

SERVICE CHARGE

Further details available on application.

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 that details the subject property has a current rateable value of £17,500. Further enquiries should be directed to Leeds City Council.

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



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