

TO LET

**M** Nabarro  
McAllister

Retail shop in centre of Chapel Allerton

108 HARROGATE ROAD, LEEDS, LS7 4NY

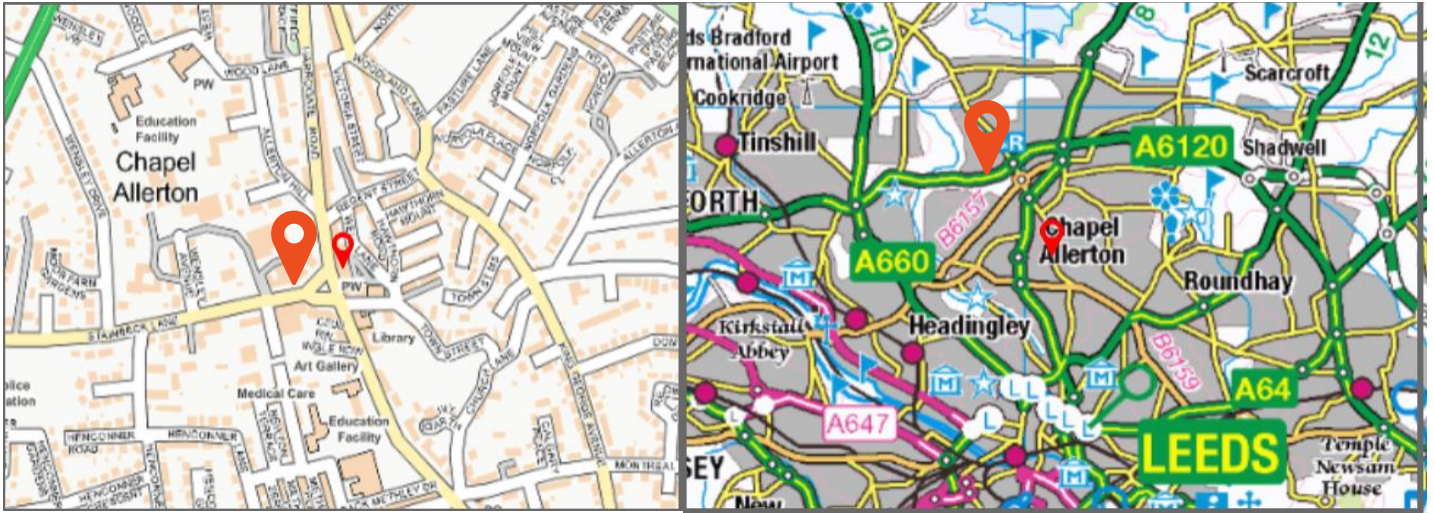


- Central Chapel Allerton location
- Junction of Town Street
- Period stone building

RENT £21,500 p.a.

**53.19 M2**  
**(572 ft2)**

# 108 HARROGATE ROAD, LEEDS, LS7 4NY



## LOCATION

The property stands in the centre of the commercial area of Chapel Allerton, immediately opposite Stainbeck Lane, about three miles from Leeds city centre.

Nearby occupiers include Aldi, Starbucks, Greggs, Cooperative supermarket and a variety of bars and restaurants.

## DESCRIPTION

The property comprises part ground floor and part basement of a two-storey mid-terraced building being of traditional construction with walls built in stone under a blue slated, pitched roof. There are concealed gutters and cast-iron fall pipes.

The property benefits from a retail frontage to Harrogate Roads.

## ACCOMMODATION

	m2	ft2
<b>GROUND FLOOR</b>		
Sales Shop	53.19	572
<b>WC</b>		
Basement (trap door to storage space)		
<b>TOTAL</b>	<b>53.19</b>	<b>572</b>

## SERVICES

The property benefits from mains water, drainage and electric. No test of the services has been made. Purchasers should rely on their own investigations.

## RATEABLE VALUE

Due to reconfiguration, the property is to be reassessed.

## PLANNING

This property has been historically used as a bank and will have A2 use. This now falls into the current E Class and therefore any uses within Class E will be permissible. Prospective tenants should make their own enquiries with the Local Authority.

## TERMS

The property is offered to let at an annual rent of £21,500 per annum on a 5-year term or multiples of 5 years.

## VAT

Our client is advised that VAT is not applicable on this transaction. Your legal adviser should verify.

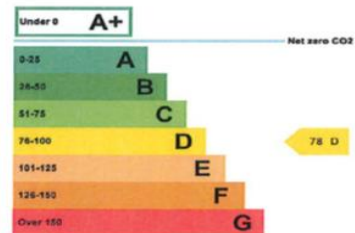
## LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs in connection with preparation of the lease.

## EPC

### Energy rating and score

This property's energy rating is D.



## VIEWING

By appointment only  
Nabarro McAllister

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March 2024

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## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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