

**TO LET**

**Nabarro  
McAllister**

**Ground Floor Retail Shop + basement**

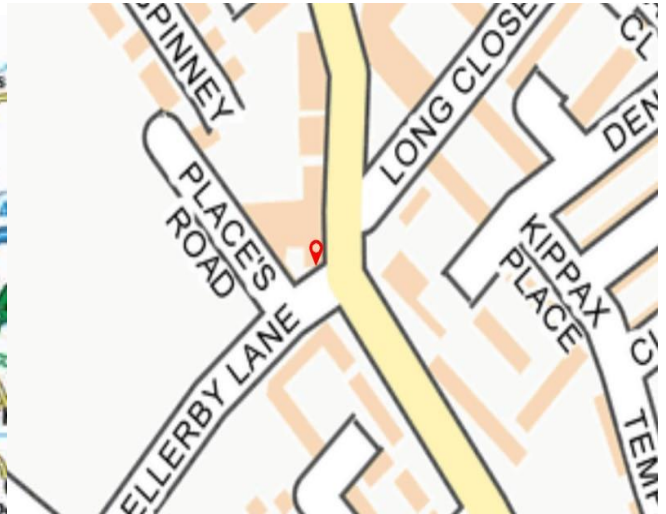
**3 UPPER ACCOMMODATION ROAD, LEEDS, LS9 8RZ**



- End unit of parade of shops
- Densely populated location of East End Park
- Potential for additional accommodation above

**PRICE £5,995 per annum**

# 3 UPPER ACCOMMODATON ROAD, LEEDS LS9 8RZ



## LOCATION

The property stands at the end of a parade of retail units on Upper Accommodation Road close to its junction with the A64 York Road about 1m from Leeds Centre. The surrounding land use is predominantly residential providing good demand for a variety of trades within the shop,

## DESCRIPTION

The available space comprises ground floor and basement. The property is of traditional construction with walls built in brick under a slated pitched roof. There are some separately accessed first and second floor space which could be available in addition if required.

## ACCOMMODATION

	m2	ft2
<b>GROUND FLOOR</b>		
Sales Shop	24.	26
Kitchen	8	7
WC	7.6	82
<b>BASEMENT</b>		
2 store cellars	30	32 4
<b>TOTAL</b>	<b>63.4</b>	<b>673</b>

## SERVICES

The property benefits from all mains services. Gas fired central heating is installed. Please note that neither services connections nor appliances should all be tested prior to completion.

## RATEABLE VALUE

The property has the above entry in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2017)	Estimated rates payable
£2,950	£1,500

Prospective tenants may be able to claim small business rates relief and enquiries should be made of Leeds City Council Finance Department

## PLANNING

The property has been used as a chemist for many years. Any enquiries for change of use should be made through Leeds City Council.

## RENTAL

Offers in the region of £5,995 per annum.

## TENURE

The property is available by way of new effective full repair and insuring lease for a term of five years or multiples of five.

## VAT

Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify.

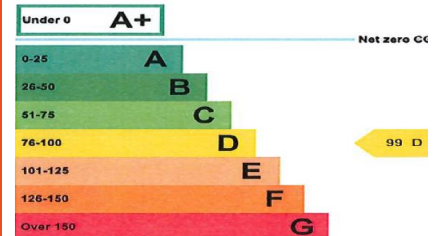
## LEGAL COSTS

The ingoing tenants to be responsible for the landlords' reasonable legal costs incurred in the preparation of the lease.

## EPC

## Energy rating and score

This property's energy rating is D.



## VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: MAY 2024



## 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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