

Heaney
Micklethwaite

Commercial Property Consultants

SHOP TO LET



**398 BURLEY ROAD
LEEDS
LS4 2SN**

398 Burley Road, Leeds

LOCATION:

The property is located fronting Burley Road close to the junction with St Ann's Lane, approximately 2½ miles north west of Leeds City Centre. The area is predominantly residential with a mixture of commercial uses.

ACCOMMODATION:

The accommodation with the following approximate floor areas is:-

Ground Floor Sales	20.2 sqm	217 sq ft
Store	9.3 sqm	100 sq ft
WC		

LEASE TERMS:

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

RENT:

£11,000 per annum.

Fixtures and fittings available by negotiation.

RATES:

Rateable Value £6,200

VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

398 Burley Road, Leeds -

INTERNAL PHOTOGRAPHS





Energy performance certificate (EPC)

398 Burley Road Burley LEEDS LS4 2SN	Energy rating	Valid until:	9 October 2032
	D	Certificate number:	5730-3991-0334-2839-7276

Property type	Retail/Financial and Professional Services
Total floor area	42 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

