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Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

01132370999

peter@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



53, Harrogate Road, Chapel Allerton, LS7 3PD

£57,500 Per Annum

ICONIC FORMER BANK / CAFE

The property is in the centre of Chapel Allerton, a thriving vibrant suburb of North Leeds that has seen phenomenal and exponential growth in recent years. It enjoys an excellent and eclectic retail mix including speciality food shops, gift shops and boutiques together with a vibrant restaurant, cafe & bar scene. It is also next door to a thriving Aldi Store.

*** REGISTER YOUR INTEREST NOW ***

- 2470 Sq ft
- Former Bank / Cafe
- Central Chapel Allerton
- Fantastic Location
- Class E & Bar Use
- 2 Floors
- Pavement Frontage

LOCATION

Iconic former Bank and Cafe.

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DESCRIPTION

The property was purpose-built in the 1920's for the Yorkshire Bank using Portland Limestone stone and has become a landmark property.

Internally the configuration can either remain or be changed to suit the requirements of an incoming Tenant for retail, restaurant, Bar or Leisure.

Subject to works, there is a opportunity to significantly increase the 1st floor floor-space.

The paved exterior to the frontage up to Council pavement is part of the Demise.

ACCOMMODATION

The property offers the following space:-

Ground floor Za 68.94 m2 742 sq ft
Ground floor Zb 47.22 m2 508 sq ft
Ground floor other 43.10 m2 464 sq ft
First floor area 70.25 m2 756 sq ft

Total area 229.51m2 2,470 sq ft

TERMS

The property is available by way of a new Full, Repairing & Insuring Lease at 57,500 per annum

VAT will NOT be applicable on the rent.

It is strongly advised that all interested parties register their interest now



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-
9200-9998-0468-1560-8070
Rating C-65

This can be viewed on:- www.gov.uk/find-energy-certificate.

BUSINESS RATES

VOA 2026 website notes:-

Rateable Value £41,740350RV
Estimated payable £16,366 per annum

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared December 2025

