

**25 STANNINGLEY ROAD  
ARMLEY  
LEEDS  
LS12 3AS**

**TO LET**

**SELF-CONTAINED LOCK-UP SHOP**



**PROMINENT CORNER POSITION WITH PARKING**

- FRONTAGE TO BUSY STANNINGLEY ROAD
- ON-STREET PARKING ON EYRES AVENUE
- FITTED OUT TO A GOOD STANDARD
- SHOP SALES / OFFICE - 404 SQ FT & BASEMENT STORAGE - 487 SQ FT
- ROLLER SHUTTERS FOR SECURITY



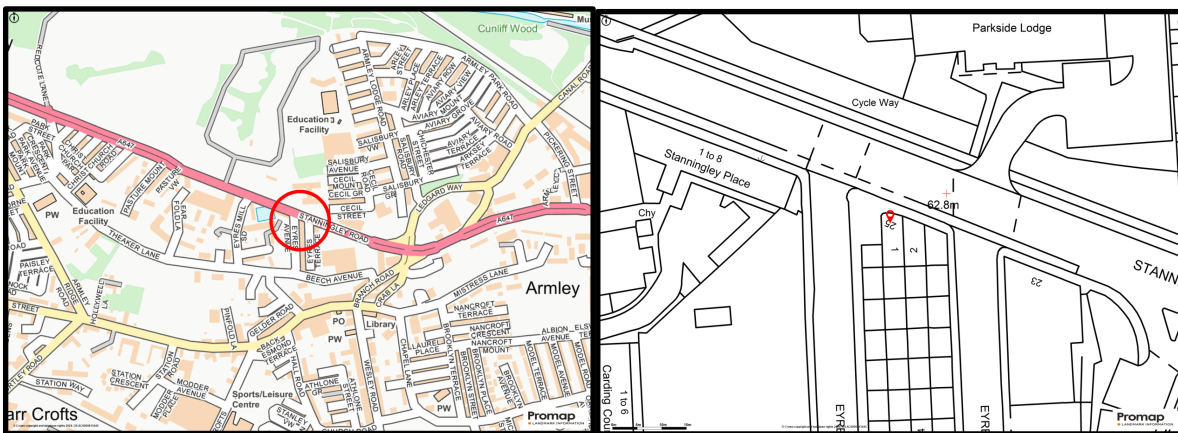
## LOCATION

The property is located in Armley, a suburb of Leeds lying approximately two miles west of the city centre.

Armley is a busy suburb which benefits from being situated on the course of the A647 Leeds to Bradford arterial route, with a district centre made up with a range of shops and businesses.

No. 25 is located on Stanningley Road – the A647 arterial route from Leeds city centre towards Pudsey and Bradford, to the west. It is just to the north of the commercial area of Armley town centre.

It has a prominent corner position at the intersection of Stanningley Road with Eyres Avenue and can be identified by the Tapp Chartered Surveyors sign on the front elevation.



## DESCRIPTION

25 Stanningley Road comprises an end-terraced ground floor shop currently fitted out as offices, together with basement stores,

The ground floor is made up of an open-plan sales area to the front with a second off this to the rear. Between these, stairs lead down to a kitchenette with shower room off.

The ground floor is finished to a good standard. Being on a corner, it benefits from two large UPVC glazed shop windows with roller shutters. The door is positioned on the corner.



## ACCOMMODATION

DESCRIPTION	NET INTERNAL AREA (SQ M)	NET INTERNAL AREA (SQ FT)
Front sales	21.29	229
Rear office	16.25	175
Cellar rooms	45.28	487
<b>TOTAL</b>	<b>82.82</b>	<b>891</b>

## RATING

The property has the following Rating Assessment in the 2023 Rating List, although with a Rateable Value under £12,000, it should benefit from 100% Small Business Relief.

Description - Shop and premises  
Rateable Value - £5,900

## EPC

An EPC can be made available upon request.

## TERMS

The shop is available to let by way of a new Lease at a quoting rent of £12,000 per annum.

Rents are payable quarterly in advance and are exclusive of Business Rates and utility charges.

## VIEWING AND FURTHER INFORMATION

For further information and to make arrangements to view, please contact **Tapp Chartered Surveyors** on **0113 243 0920**.

## SUBJECT TO CONTRACT

Details prepared June 2024





**IMPORTANT NOTICE** (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.