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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.

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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](http://www.gov.uk/find-energy-certificate).

## BUSINESS RATES

VOA 2026 website notes:-

Rateable Value £41,750RV  
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

