



Michael Steel & Co
PROPERTY CONSULTANTS

Available due to relocation

TO LET

PROMINENT RETAIL & OFFICE PREMISES

**31 OTLEY ROAD, HEADINGLEY,
LEEDS, LS6 3AA**

204.92m² (2,206 sq ft)



- Central Headingley position
- Suitable for retail and other town centre uses, having upper floor office and useful basement storage
- Prominently positioned fronting Otley Road (A65)

0113 2348999

Location

The premises are located within the heart of Headingley town centre fronting Otley Road (A65) close to its junction with Bennett Road.



Description

The premises comprise a 3 storey and basement parade unit with a pitched roof including Velux roof lights and small enclosed yard the rear.

The accommodation is currently arranged to provide ground floor retail accommodation with partitioned rear store, upper floor offices and stores together with useful basement stores.

Accommodation

The net internal floor area of the property accommodation is summarised as follows:-

Floor	Description	M ²	(sq ft)
SF	Office & store	52.33	(563)
FF	Office, stores & WC	65.62	(707)
GF	Retail & rear store	77.56	(835)
GF	Rear covered lobby & WC	9.41	(101)
Basement	Store	-	-
	TNIFA	204.92	(2,206)

Services

Mains electricity, gas, water and drainage are connected to the property. Prospective tenants must satisfy themselves with regard to the condition and capacity of the services.

Business Rates

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Shop & Premises RV £27,000

The National Uniform Business Rate for 2021/22 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

EPC

The property has an EPC Energy Rating C.

Lease Terms

The property is held by way of a lease dated 19 August 2016 for a term of 10 years granted on a tenants full repairing and insuring basis, subject to schedule of condition and fifth year rent review (agreed).

Rent

£25,000 per annum exclusive, quarterly in advance.

Use

The lease permitted user is 'as a charity shop or such other use that falls within Class A1' which, with effect from 01 September 2020, is Use Class E – which includes shop, financial and professional services, café or restaurant and clinic.

VAT

The rent is quoted exclusive of VAT, is applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 3123/A/S
June 2021

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.