Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

RETAIL/SHOWROOM PREMISES

18 HARROGATE ROAD, RAWDON, LEEDS, LS19 6HJ

55.90m^2 (602 sq. ft)

- Prominent road frontage
- Dedicated car parking
- Attractive well finished accommodation
- Under Rating threshold – rates not payable for eligible occupants
- VAT not applicable

UNEXPECTABLY RE-AVAILABLE

0113 2348999

Michael Steel & Co 4 Carlton Court, Brown Lane West, Leeds, LS12 6LT, **Fax:** 0113 2348899, **Email:** info@michaelsteel.co.uk, **Web:** www.michaelsteel.co.uk

Location

The property has prominent frontage to the A658 Harrogate/Bradford Road close to the junction with the A65 Leeds/Skipton Road.

Neighbouring occupiers include Turkuaz restaurant, Samantha (Hair & Beauty). Opposite is Rawdon Local, Luxe Beauty Lounge, Tash-bar eatery, Kutz, Baz VIP barber and Brown's Green café.

Description

An opportunity to lease this ground floor shop/showroom which has been used for a graphic design, office style use for many years. With 3 dedicated car spaces to the frontage, the property is available by way of an assignment.

Accommodation

Floor	Description	M²	(sq. ft)
GF	Sales area extending to	41.20	(444)
	Rear office/store/kitchen area	14.70	(158)
	GIFA	**55.90**	**(602)**

Separate toilet and washbasin with Dyson hand dryer.

Rating

The Valuation Office website indicates the premises are assessed to Rateable Value £7,800 under the 2023 Rating List.

The Business Rates payable for 2025/26 are 49.9p in the £.

Applicants eligible for small business rate relief would be able to claim 100% rate relief on this property for the financial year 2025/26.

Assignment

The property is currently held on a lease for a term of 6 years from 17 July 2024 at a passing rental of £12,000 per annum, reviewed after 3 years. There is a tenant break option on 6 months notice at 17 July 2027.

Energy Performance Certificate

The property has an EPC rating of D (76).

VAT

VAT is not applicable.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

The ingoing tenant to make a contribution towards the landlord's solicitors costs in the transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co **Tel: 0113 234 8999**
Richard Barker richard@michaelsteel.co.uk
Ben Preston ben@michaelsteel.co.uk

Our Ref: 3681/A/RB
Updated Nocvember 2025 **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.