



**barkerproudlove**  
retail property consultants

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HIGH STREET PROPERTY / CLASS E  
63/67 Otley Road, Headingley, LS6 3WA



**UNDER  
OFFER**

**Price:** Offers in the region of **£500,000**

**Total Floor Area**

3,155 Sq ft / 293 Sq M

**Viewing strictly through the sole agent.**

Barker Proudlove

James Moss

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**In partnership with:**





**Location:**

Headingley is a popular suburb of Leeds with a strong student and professional population, approximately 3 miles north west of Leeds city centre.

The subject property lies directly on the main junction of Otley Road and North Lane in the centre of Headingley. It benefits from being in an extremely prominent location and would be suitable for a variety of different uses subject to obtaining the necessary planning consents. Directly opposite is Headingley Central shopping and leisure centre, which contains Sainsbury, The Gym and Premier Inn amongst other tenants.

The bank comprises ground and first floor accommodation together with basement vaults.

**Sale Price:**

Offers in the region of £500,000

**Tenure:**

Freehold

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b><u>Demise:</u></b>	<b><u>Sq Ft</u></b>	<b><u>Sq M</u></b>
Ground Floor	1,703	158.20
First Floor	1,181	109.72
Basement	272	25.23
<b><u>Total</u></b>	<b><u>3,155</u></b>	<b><u>293.15</u></b>

**Business Rates:**

The premises currently has a Rateable Value of £43,250. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**EPC:**

Energy Performance Asset Rating is TBC.

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

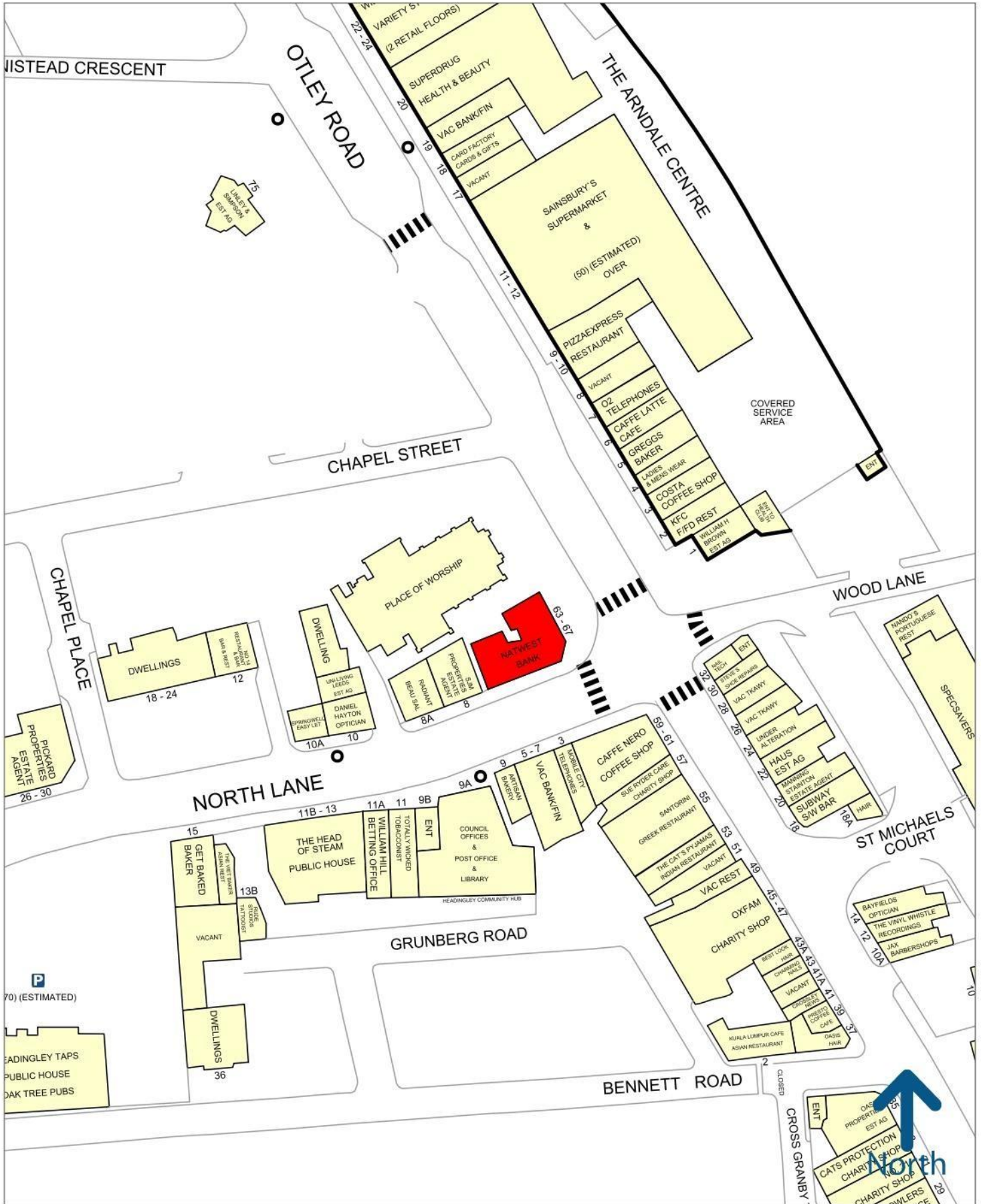
**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date prepared:**

July 2022

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction*



50 metres

Experian Goad Plan Created: 18/07/2022  
Created By: Barker Proudlove Ltd



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