Barker Proudlove

Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS A2

164a Town Street Stanningley, Leeds LS28 6ER



LET

Rent: **On application**

Area
639 Sq ft / 59 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Andrew McGuiness
Mob: 07769 641622
Email: andrew@barkerproudlove.co.uk

Location:
Stanningley is situated 4.5 miles west of Leeds city centre and 4.5 miles east of Bradford city centre with 70,000 people living within a 5 minute drive time and some 252,000 within a 10 minute drive time (source Experian).

The subject property fronts Town Street opposite a free public car park. The property is also in close proximity to the recently opened Belgrave Retail Park which is anchored by Lidl, Home Bargains, Heron Foods, Greggs and Card Factory.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	639.37	59.4

Rent:
The passing rent is £5,250 per annum exclusive.

Tenure:
Available by way of an assignment/sublet of the existing lease which is due to expire 3rd March 2022.

Business Rates:
The unit has a 2017 Rateable Value assessment of £5,100. For further details please contact the business rates department in the local authority. Further relief may be available under the Small Business Rating Relief Scheme.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:
Energy Performance Asset Rating - D

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

VAT:
The property is not elected for VAT.

Date Prepared:
February 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020




STANNINGLEY
Bradford Road
B6157
A6120
New Pudsey
Wood Nook
B6155
A647
Stanningley Bypass
Town Street
Stanningley Road
Richardshaw Lane
Pudsey Grangefield School
Dawsons Corner
Lloyds Banking Group
Farsley Farfield Primary School
B6156
Old Road
Leeds and Bradford Road
Swinnow Lane
Thorpe Road
Cemetery Road
Somerset Road
Brunswick Road
Lowtown
B6154