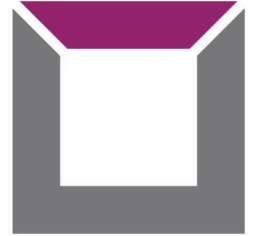
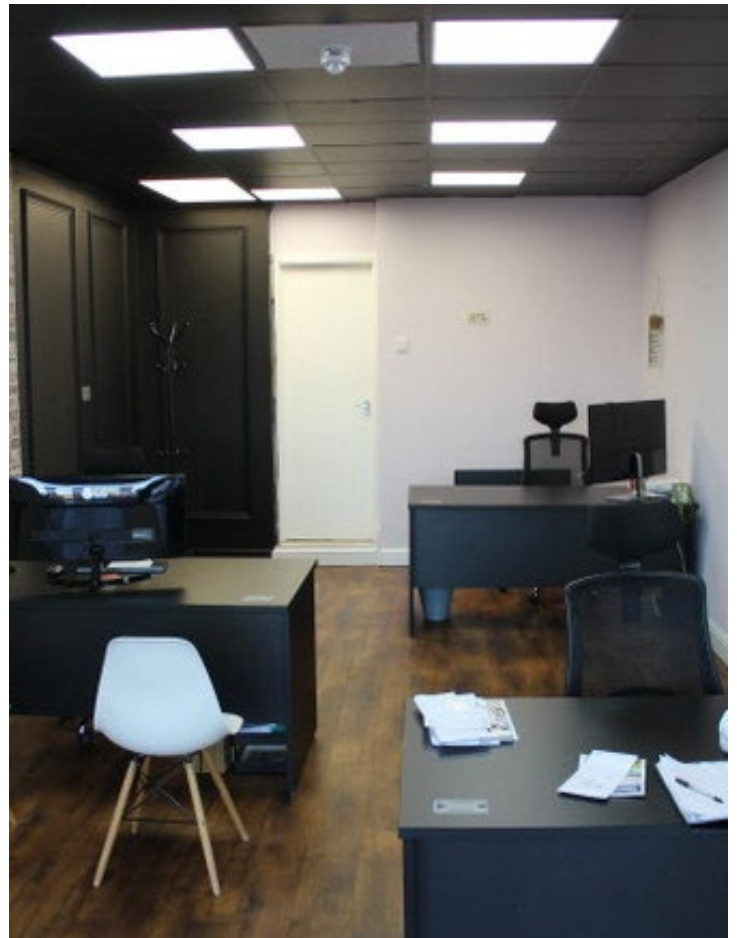


# TO LET



**141 Street Lane, Leeds, LS8 1AA**  
Retail Shop/Office 797 sq ft (74.08m<sup>2</sup>).



- Popular Suburban Location
- Affordable Rent, NO VAT
- Self-Contained Accommodation
- Low Commercial Rates Payable

For more information,  
contact Innova Property Consultants:

Tel: 0113 302 1150

Email: [office@innovaproperty.com](mailto:office@innovaproperty.com)



## Location

The subject premises are located in a popular parade in the north Leeds suburb Street Lane, Roundhay. Nearby occupiers include Sainsbury's, The Olive Branch, Co-op and Four Seasons Kitchen Design.

## Description

The property comprises a ground floor office/shop being part of a small parade of retail and restaurant outlets constructed in brick under a pitched slate roof comprising ground and basement accommodation.

The previous occupant, an estate agency converted the ground floor sales area into an office with reception complete with rear kitchen/office area and basement storage. The current premises are well presented with suspended ceilings, LED lighting, electric radiators and feature wood effect flooring. To the rear is a kitchen and office area formed from part of a previous pharmacy dispensary.

The basement area provides useful storage including access to WC and rear access door. The property benefits from separate electricity and water supply and has the benefit of 2 car parking spaces to the front of the unit.

## Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice based upon a net internal area (NIA) as follows:-

Accommodation	Ft/Sq Ft	M/M <sup>2</sup>
Gross Frontage	14'	4.26m
Maximum Internal Width	12'4"	3.74m
Sales Depth	28'9"	8.76m
Shop Depth	48'7"	14.82m
Ground Floor Sales	353 sq ft	32.76m <sup>2</sup>
Rear Sales/Office	194 sq ft	18.06M <sup>2</sup>
Basement Stores	250 sq ft	23.26m <sup>2</sup>
<b>Total NIA</b>	<b>797 sq ft</b>	<b>74.08m<sup>2</sup></b>

## Planning

The premises have an existing office/estate agency consent (class E). Retail, financial/professional services and café/restaurant are permitted under the existing use class. Alternative uses may be available subject to planning permission and Landlord's consent.

## Lease Terms

The premises are currently let on a full repairing and insuring a lease due to expire 25<sup>th</sup> September 2026 at a current rent of £15,000.00 per annum. (NO VAT).

Interested parties are invited to either take an assignment of the existing lease or a new lease, subject to terms to be agreed.

## Rating

The premises have a current rating assessment as follows: -

Rateable Value	Estimated Rates Payable 2022/2023 pa
£13,000	c£6,435

Interested parties are advised to check with the Local Rating Authority for confirmation of the Rateable Value. Small Business Rates relief may be available.

## Energy performance certificate

The premises have been independently assessed and certified as falling within the following bands:-

Address	EPC Band
141 Street Lane	E

## Services

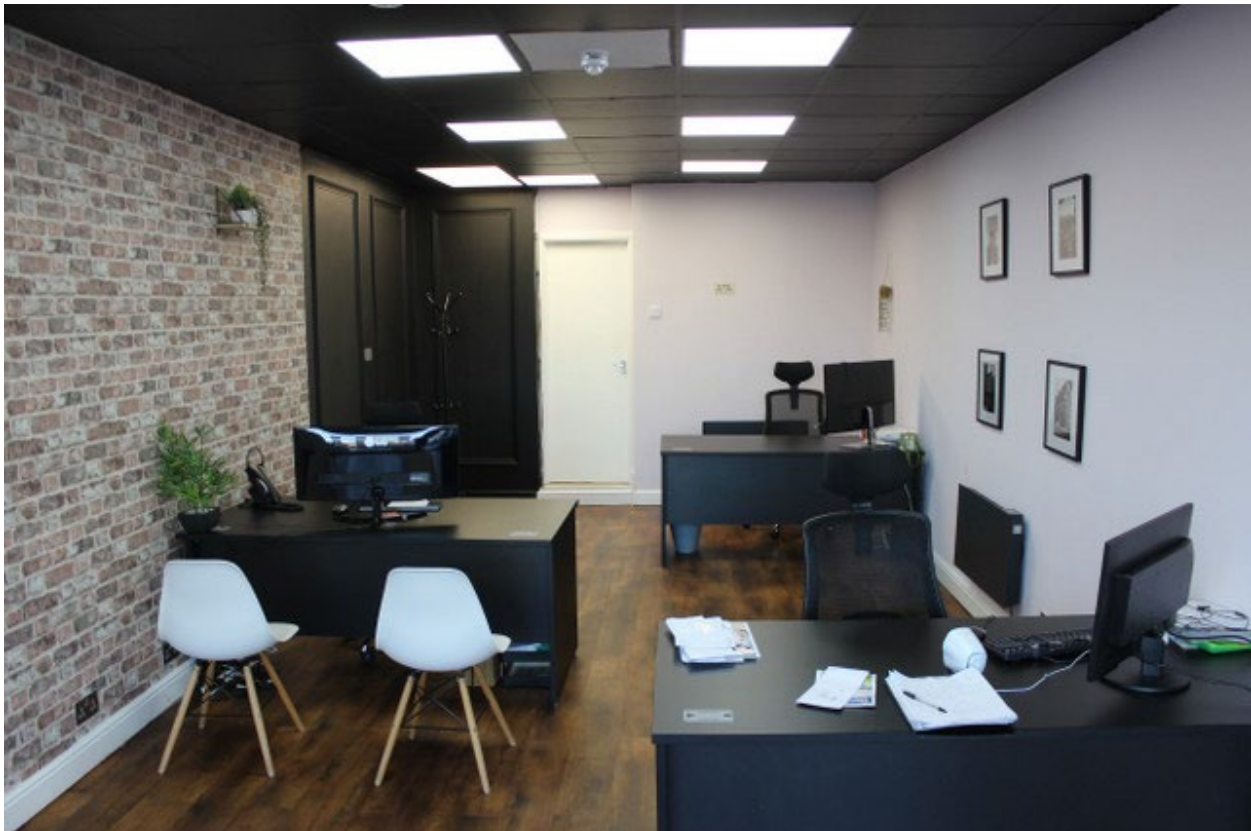
Electricity, water and mains drainage are available.

## Legal Costs & VAT

Each party to be responsible for their own legal costs. We understand there is no VAT chargeable on the rent.

### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Director or employee of Innova Property Consultants Ltd have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.



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