



**74 GREEN ROAD  
MEANWOOD  
LEEDS  
LS6 4LD**

**TO LET**

**GROUND FLOOR RETAIL UNIT**

**426 SQ FT (39.6M<sup>2</sup>)**

## LOCATION

The property is located fronting Green Road at its junction with Church Lane, in the popular North Leeds suburb of Meanwood. The property is close to a Waitrose supermarket and a well-established retail parade, and the surrounding area is densely populated.

## DESCRIPTION

A ground floor retail shop comprising main sales area with return frontage. There is a rear sales area/store with WC and kitchenette facilities. Additional storage is provided through internal staircase accessing the cellar.

## ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1<sup>st</sup> Edition, May 2015, the unit provides an approximate net internal area of **426 sq ft (39.6m<sup>2</sup>)**.

## TERMS

The shop is offered on a leasehold basis by way of a new lease upon effective full repairing and insuring terms at an initial rental of **£8,500 p.a.** It is understood that VAT is not applicable on this property.

## BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£3,750**. Interested parties are advised to direct further enquiries to the local authority.

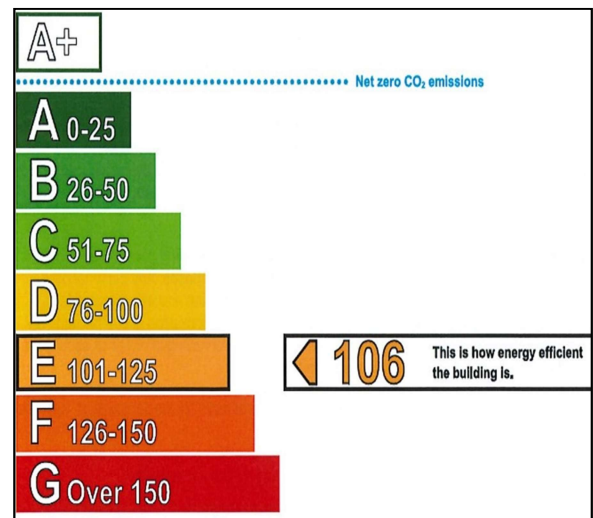
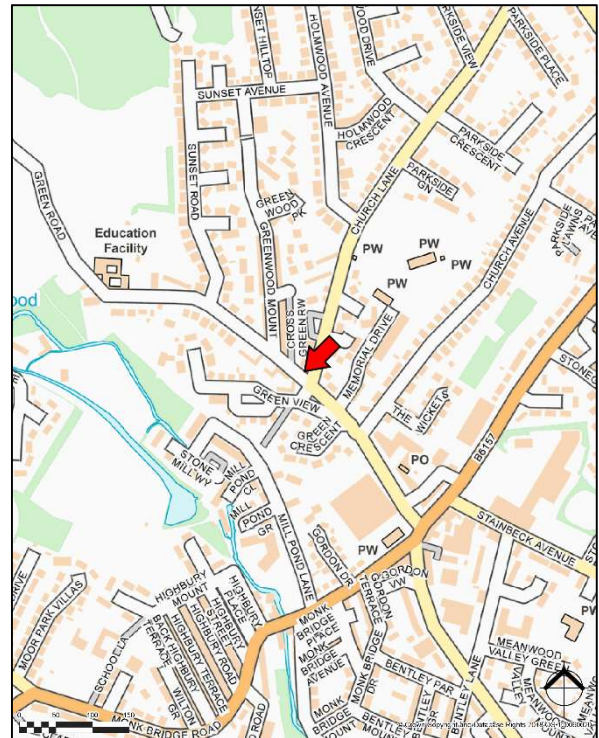
## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)) or Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)).

## SUBJECT TO CONTRACT

Details prepared July 2019

SPD/LPJ



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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.