

TO LET

# UNIT 2 THE BECKETTS

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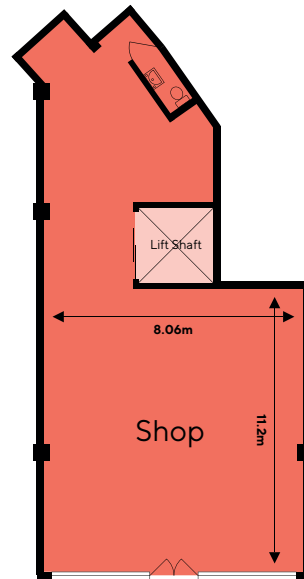
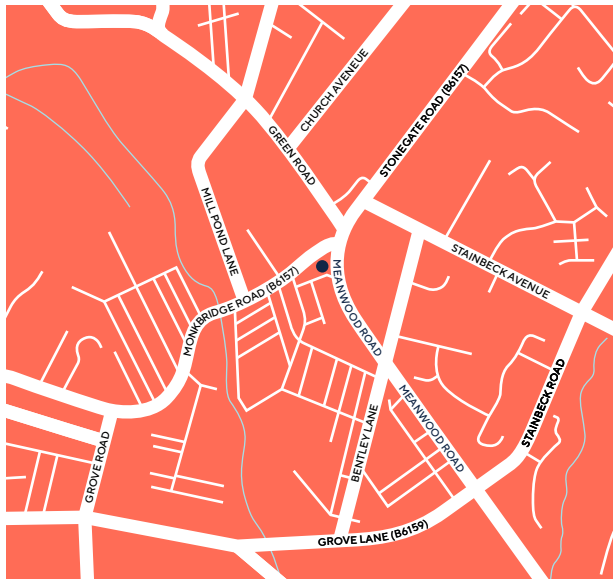
605 Meanwood Road  
Leeds LS6 4HQ

1,465 SQ FT  
(136 SQ M)



The unit forms part of The Becketts, mixed use development, and is prominently located at the junction of Meanwood Road and Monk Bridge Road / Stonegate Road (B6157).

The subject unit is positioned centrally on the parade between the popular Italian restaurant Zucco and modern pub The Meanwood Tavern. Meanwood is an established north Leeds suburb that has grown in popularity over the last few years, supported by a strong local resident population.



For further information or to arrange a viewing please contact:

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Meanwood has attracted many national brand retailers such as Waitrose, which is very close to the subject property, and Aldi, Pets at Home and KFC, all of which are located at Northside Retail Park. Leeds City Centre is located approximately 3 miles to the south of the premises. Meanwood benefits from excellent public transport links with a good bus service and nearby train stations in Headingley and Burley.

## DESCRIPTION

Unit 2 The Becketts comprises a traditional hot food takeaway configuration with service counter to the front followed by a commercial kitchen installation, with office, storage rooms and WC facilities to the rear. The accommodation can be reconfigured to meet an occupier's requirements.

## EPC

The property benefits from an EPC rating of B-43. A full copy is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## ACCOMMODATION

Ground Floor 1,465 sq ft (136 sq m)

## VAT

It is understood that VAT is applicable at the prevailing rate.

## SERVICE CHARGE

The tenant will be responsible for contributing towards a service charge for any expenditure relating to the common parts of the property.

## TERMS

The property is available to let on new effective full repairing and insuring terms at a quoting rental of £30,000pa (plus VAT).

## PLANNING

The property currently benefits from Sui Generis - Pizza Takeaway use. Planning to change the use to E Class has been submitted.

## RATEABLE VALUE

The current rateable value for the property is £20,250 within the 2023 Rating list.

## Misrepresentation Act 1967 and the Property Misdescriptions Act 1991

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