



Unit 2 Langbar Retail Park
Swarcliffe Avenue, Leeds, LS14 5EY

PROMINENT RETAIL UNIT

981 sq ft
(91.14 sq m)

- Suitable for various uses (STP)
- Modern shop unit
- Abundant car parking
- Rear loading area



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Summary

Available Size	981 sq ft
Rent	£13,000 per annum
Rates Payable	£3,046 per annum
Rateable Value	£13,750
VAT	Applicable. The property is elected for VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

The property forms part of a small parade of modern shops anchored by The Co-op. Internally the shop comprises a large open plan area with a separate partitioned back of house space and a w/c to the rear. Outside directly in front of the property is on street parking plus there is a loading area and staff parking to the rear.

Location

The property occupies a prominent position on Swarcliffe Avenue which forms part of a large residential estate in North-east Leeds. The small retail park is accessed off the A64 outer ring road.

Accommodation

The unit has an approximate net internal floor area of 981sq ft.

Name	sq ft	sq m
Ground	981	91.14
Total	981	91.14

Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. The quoting rent is £13,000 per annum exclusive.

Planning

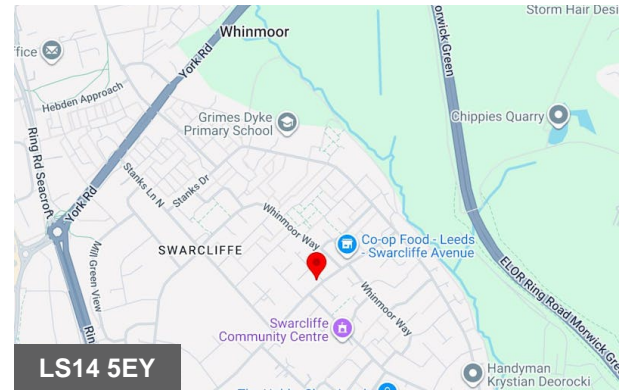
We understand the unit benefits from the new E Class planning consent. Interested parties are advised to check with the Local Authority.

EPC

The unit has an Energy Performance Asset rating of Band C. Further information is available.

Local Authority

Leeds



Viewing & Further Information



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