

**221 STAINBECK ROAD  
CHAPEL ALLERTON  
LEEDS  
LS7 2LR**

**TO LET**

**RETAIL UNIT WITH LARGE STORES AND  
FIRST FLOOR RESIDENTIAL PREMISES**



**GROUND FLOOR TOTAL AREA OF 1,251 SQ FT –  
FIRST FLOOR 2 BED FLAT CAPABLE OF SEPARATE LETTING**

- LAST OCCUPIED AS A BAKERY
- OPEN PLAN SHOP WITH LARGE REAR WORKSHOP
- RESTAURANT POTENTIAL (SUBJECT TO PLANNING)
- GOOD QUALITY TWO BEDROOMED FLAT OVER
- ATTRACTIVE PARADE OF SHOPS
- JUST OFF THE BUSY A61 TO HARROGATE



## LOCATION

The property is situated on the north side of Stainbeck Lane and just off the A61 Scott Hall Road in Chapel Allerton and opposite the ESSO/SPAR filling station.

It lies in a busy parade of shops including a post office, Chinese takeaway, beauty spa, opticians and fish and chip shop.

Scott Hall Road is the main thoroughfare through the prosperous north Leeds suburbs between the city centre, approximately three miles south, and the Ring Road, approximately two miles to the north.



## DESCRIPTION

221 Stainbeck Road is a through mid-terraced shop providing accommodation over two floors. It has been built with a large single storey rear extension and also benefits from a terraced garage to the rear.

Internally, the property offers a ground floor shop made up of a front sales area with large rear bakery/kitchen behind. At first floor is a residential flat accessed both by an internal staircase and a door to the rear elevation. The flat is divided to provide a hallway, kitchen, bathroom, lounge and two bedrooms.

The entire property is of traditional brick construction under pitched tiled roofs. The ground floor shop has a modern, metal framed, glazed shop front with the windows to the first floor flat being double glazed in UPVC frames.

## RATING

The property is currently assessed in the 2017 Rating List as:

Description:	Shop and premises
Local Authority:	Leeds
Rateable Value:	£10,750 per annum

The small business Uniform Business Rate Multiplier for the year ending April 2019, is 48p in the pound. An ingoing tenant may, however, benefit from various reliefs.



## ACCOMMODATION

The property is divided to provide the following approximate areas:

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
<b>Ground Floor</b>		
Front Shop	51.65	556
Rear Stores	31.46	339
Office	5.32	57
Rear Bakery	27.80	299
<b>TOTAL</b>	<b>116.23</b>	<b>1,251</b>
First Floor Flat	77.25	832
<b>GRAND TOTAL</b>	<b>193.48</b>	<b>2,083</b>

## LEASE

The entire property has been occupied by a bakery but we are pleased to offer it to let by way of a new lease. The first floor flat will be included in the Lease.

The quoting rent is £20,000 per annum.

## EPC

An EPC has been commissioned and will be available in due course.

## VIEWING AND FURTHER INFORMATION

For further information and to make arrangements to view, please contact **Tapp Chartered Surveyors** on **0113 243 0920**.

## SUBJECT TO CONTRACT

Details prepared January 2019





## **IMPORTANT NOTICE (Misrepresentation Act 1967)**

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.