Adair Paxton
Property Specialists
EST 1859

PROMINENT 1st and 2nd FLOOR RESTAURANT/ STUDIO

2,271 SQ FT (211 SQ M)

- Restaurant/ Leisure Opportunity
- Prominent Location
- North Leeds Suburb
- Gas Fired Central Heating
- First and Second Floor
- End Terrace Retail Parade



69a High Street
Yeadon
Leeds
LS19 7SP

£22,000 + VAT
per annum

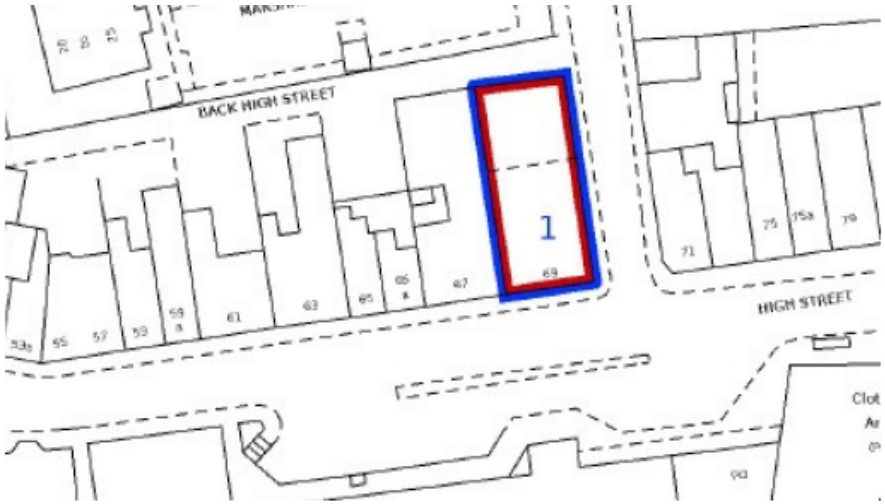
commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)

LOCATION

The property is located on High Street in Yeadon, adjacent to Morrsions Supermarket, and benefits from a prominent position within the main parade of shops near the junction with High Street and Marshall Street. Premises in close proximity include Greggs and Cooplands, with St. Gemma's Hospice situated directly underneath on the ground floor.

This busy location offers excellent visibility and strong passing trade, supported by nearby bus routes connecting to Leeds, Guiseley, and Otley.

Guiseley railway station is approximately 1.7 miles away, and Leeds Bradford Airport lies close by.



PROPERTY LOCATION



1st Floor





2nd Floor

DESCRIPTION

The building comprises of a 3 storey, stone built end terrace property consisting of a ground floor dual fronted retail unit with storerooms, kitchen and WC facilities that extend to the rear.

The available space is accessed via an impressive stair case from a separate ground floor entrance with roller shutter.

The first floor was previously used as a restaurant and bears space for guest seating, a commercial kitchen, storerooms and WC facilities.

The second floor has been used as a separate private dining / storage area.

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ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
1st and 2nd Floor	2,271	211
Total	2,271	211



First Floor Second Floor



EPC

The property currently benefits from an EPC rating of C-51.

VAT

VAT is applicable at the premises.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £22,000 + VAT per annum.

RATEABLE VALUE

The Rateable Value for the subject property is £16,750.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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