



**23 NORA PLACE
BRAMLEY
LEEDS, LS13 3JE**



TO LET

Retail Premises

Extending to Approx. 32.05 sq. m. (345 sq. ft.)

With Large Storage Basement

RENT - £7,000 Per Annum Exclusive

23 NORA PLACE, BRAMLEY, LEEDS, LS13 3JE

LOCATION

The property occupies a prominent corner position at the junction of Nora Place and Leeds & Bradford Road (B6157) approximately mid-way between Bramley and Stanningley. Leeds & Bradford Road joins Swinnow Lane/Intake Lane a few hundred yards to the west and, Bramley Station is several hundred yards to the south-east.

The surrounding area is predominantly high density residential in nature and nearby are both Stanningley Park and Bramley Park, Leeds West Academy, Stanningley Primary School and Bramley Primary School.

DESCRIPTION

The property comprises the ground floor of a 2-storey terraced building, with residential accommodation over (separately let). The property has a main frontage from Leeds & Bradford Road and there is a large basement accessed via a trap door.

ACCOMMODATION

The property provides the following approximate net internal floor areas:-

Gross Frontage	4.88 metres (16' 0")
Internal Width	4.37 metres (14' 4")
Shop Depth	7.34 metres (14' 1")

Ground Floor

Sales Area 32.05 sq. m. (345 sq. ft.)

Basement

Large basement store area accessed via trap door.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description:	Shop Premises
Rateable Value:	£3,100

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is offered to let on a new lease for a term to be agreed upon full repairing and insuring terms incorporating regular upward only rent review.

RENT

£7,000 per annum exclusive

FIXTURES & FITTINGS

Please note fixtures and fittings may be available if required at an additional price/cost.

VAT

VAT will be charged at the prevailing rate – if applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

E - 123

A copy is available upon request.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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