



**540 Scott Hall Road  
Leeds, LS7 3RA**



**TO LET**

**Retail Premises Extending to Approximately 52.95 sqm (570 sqft)  
With Office/Staff Area of 8.36 sqm (90 sqft)  
Forecourt Parking to Front**

**RENT: £8,000 Per Annum Exclusive**

# 540 Scott Hall Road, Leeds, LS7 3RA

## LOCATION

The property is situated in an established parade of retail units, fronting onto Scott Hall Road, approximately 1½ miles north of Leeds City Centre. Scott Hall Road is a busy dual carriageway and the surrounding area is densely populated, predominantly residential, but also including Scott Hall Leisure Centre, West Yorkshire Police, Millfield Primary School and a variety of other commercial occupiers nearby at the junction with Potter Newton Lane.

The shop forms part of an established parade including a large William Hill Betting Office, Yorkshire Car Parts, Pizza Top, Karahi House, Harby City Chinese Take-Away, Mando's Pizzeria, Top Dog Groomers and Figaro Cuts Barbers.

Car parking is available within the shared forecourt immediately to the front of the property.

## DESCRIPTION

The property comprises a single storey retail unit, having full display aluminium shop front and aluminium security roller shutter. Internally, the premises include a suspended ceiling, fluorescent lighting, solid floor etc. There is a small staff area with toilet facilities to the rear of the property.

## ACCOMMODATION

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

Gross Frontage	7.92 m	(26'0")
Internal Width	7.39 m	(24'3")
Shop and Built Depth	8.69 m	(28'6")

### Ground Floor

Sales Area	52.95 sqm	(570 sqft)
Office/Staff Area	8.36 sqm	(90 sqft)

## RATING ASSESSMENT

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

Description:	Shop and Premises
Rateable Value:	£7,000

The Uniform Business Rate for 2018/2019 is 49.3 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 full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

## RENT

£8,000 per annum exclusive (plus VAT – if appropriate).

## LEGAL COSTS

The ingoing tenant to make a contribution towards the landlord's legal costs in relation to the preparation of the lease and counterpart.

## VAT

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

E - 115

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 0113 3891049**  
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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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