



**3 FAIRBURN DRIVE
GARFORTH
LEEDS, LS25 2AR**



TO LET

**Ground Floor Retail Unit
Within a Busy Parade
Extending to Approximately 69.77 sq. m. (751 sq. ft.)**

RENTAL - £9,500 Per Annum Exclusive

3 FAIRBURN DRIVE, GARFORTH, LEEDS, LS25 2AR

LOCATION

Situated less than ½ mile from the Centre of Garforth, the property occupies a position with frontage to and access from Fairburn Drive, close to its junction with Hazelwood Avenue. Serving a large post war residential housing estate. Other occupiers within the parade include Martin's Convenience Store, Cohens Chemist, Indergaard Physiotherapy etc.

DESCRIPTION

Forming part of a large parade, the subject property consists of a ground floor retail unit last utilised as a hair and beauty salon.

ACCOMMODATION

According to our measurements taken on site, the property benefits from the following net internal floor areas:-

Retail/Sales/Treatment Room	55.74 sq. m.	(600 sq. ft.)
WC	---	---
Kitchen	6.97 sq. m.	(75 sq. ft.)
Former Treatment Room	7.06 sq. m.	(76 sq. ft.)
Total Approx. Net Internal Floor Area	69.77 sq. m.	(751 sq. ft.)

RATING ASSESSMENT

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

Description: Shop & Premises
Rateable Value: £8,000

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 available to let by way of a new full repairing and insuring lease for a term to be agreed.

RENTAL

£9,500 per annum exclusive – paid quarterly in advance.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating (ECP) for this property is:-

D - 89

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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