




Stoneacre
COMMERCIAL

Stoneacre Properties
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96, Harrogate Road, Chapel Allerton, LS7 4LZ **£19,950 Per Annum**

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Retail unit situated in an enviable and dominant position within the centre of Chapel Allerton, a thriving vibrant suburb of North Leeds that has seen phenomenal and exponential growth in recent years.

It enjoys an excellent and eclectic retail mix including speciality food shops, gift shops and boutiques together with a vibrant restaurant, cafe & bar scene.

- 680 Sq Ft
- Central Chapel Allerton
- Retail
- Refurbished
- 2 floors
- Fantastic Opportunity

CENTRAL CHAPEL ALLERTON

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

rightmove

BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Property Ombudsman OnTheMarket.com

LOCATION

The premises are situated in an enviable and dominant position within the centre of Chapel Allerton, a thriving vibrant suburb of North Leeds that has seen phenomenal and exponential growth in recent years.

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DESCRIPTION

Retail unit with ground floor and first floor accommodation offered in excellent condition.

ACCOMMODATION

The premises provide the following accommodation:-

Ground floor Za 30.7 m2 330 sq ft

Ground floor Zb 1.2 m2 13 sq ft

First floor 31.3 m2 337 sq ft

Total 63.2 m2 680 sq ft

plus w/c

TERMS

The property is available by way of a new Full, Repairing & Insuring Lease

Rental £19,950 per annum.

VAT is NOT applicable on the rent.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

6865-7946-2495-4736-7028

Rating C-61

This can be viewed on www.gov.uk/find-energy-certificate.



BUSINESS RATES

VOA 2026 website notes Rateable Value
£20.800 RV for 96 & 98 Harrogate Road
combined

Rateable Value £20,500RV

Anticipated revaluation for 96 Harrogate Road:-

Circa £11,000RV

100% SMALL BUSINESS RELIEF AVAILABLE

ZERO PAYABLE

VIEWINGS

For further information or to arrange a viewing,
please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the
vendors or lessors of this property give notice
that:-

1.The particulars are set out as a general outline
only for the guidance of intending purchasers or
lessees, and do not constitute, nor constitute
part of, an offer or contract.

2.All descriptions, dimensions, condition
statements, permissions for use & occupation,
and other details are given in good faith and are
believed to be correct. Any intending purchasers
or tenants should not rely them as such as
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satisfy themselves by inspection or otherwise as
the correctness of each of them.

3. No person in the employment of Stoneacre
Properties has any authority to make or give
representation or warranty whatsoever in relation
to this property.

4.All prices and rents are quoted exclusive of VAT
unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of
compilation, but may be subject to subsequent
amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT
OR LEASE.

Details prepared May 2026