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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.

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Stoneacre
COMMERCIAL

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2A, Stainbeck Lane, Chapel Allerton, LS7 3PD

£57,500 Per Annum

- 1590 to 2260 sq ft
- Brand New Purpose Build
- Full planning For:-
- Bar / Restaurant / Leisure
- Fantastic Location

A new 3 storey Bar, Restaurant & Leisure opportunity in the absolute heart 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. Adjacent units include Aldi, Starbucks, Cafe Nero.

The premises face the iconic centre of Chapel Allerton. - right outside the front door of this exciting new development.

LOCATION

A new 3 storey development in the absolute heart 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. Adjacent units include Aldi, Starbucks, Cafe Nero.

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DESCRIPTION

Full Bar, Restaurant & Leisure planning has been granted for this new, exciting, innovative and contemporary purpose built development with accommodation across 3 floors.

The premises are offered as a shell for the decerning tenant to fit out to their own design and layout.

ACCOMMODATION

Ground floor area 73.94 m2 795 sq ft
First floor area 73.55 m2 791 sq ft
Second floor area 62.50 m2 674 sq ft

Total area 210.00 m2. 2260 sq ft

There is a possibitly at this early stage to offer only the Ground and First floor as follows:-

Ground floor area 73.94 m2 795 sq ft
First floor area 73.55 m2 791 sq ft

Total area 147.49 m2. 1586 sq ft

TERMS

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

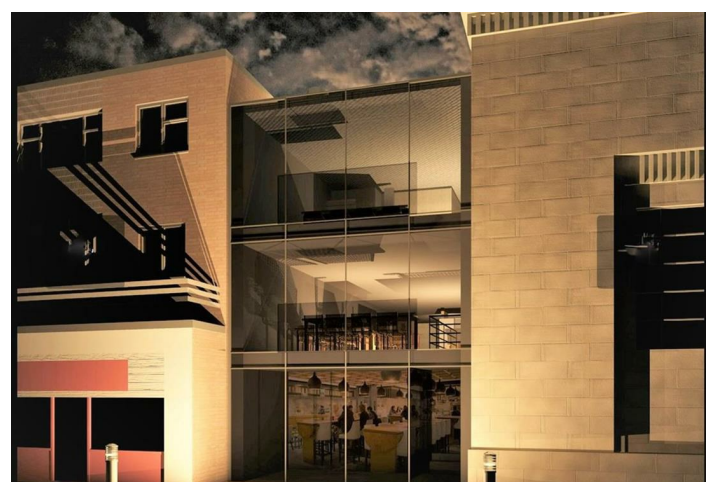
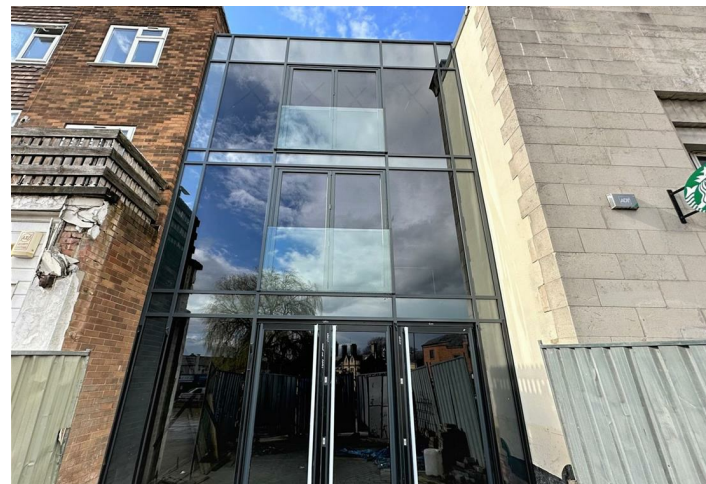
Ground, 1st & 2nd floor £57,500 per annum

Ground & 1st floor £47,500 per annum

VAT will NOT be applicable on the rent.

ENERGY PERFORMANCE CERTIFICATE

No Energy Performance Certificate for this property is required until the building work is complete and the property ready for occupation.



BUSINESS RATES

The Valuation Office Agency to access the property once building work is complete and the property ready for occupation.

Interested parties are advised to make their own enquiries in this respect.

VIEWINGS

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

MISREPRESENTATION ACT

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared February 2023.

