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**Stoneacre**  
**COMMERCIAL**

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104, Harrogate Road, Chapel Allerton, LS7 4LZ

£26,500 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.

Refurbished Hot Food Takeaway / cafe / restaurant with late-night trading licence comprising both Ground and First floor.

CENTRAL CHAPEL ALLERTON

- 932 Sq Ft
- Central Chapel Allerton
- Hot Food Takeaway
- Refurbished
- 2 floors
- Fantastic Opportunity

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www.stoneacreproperties.co.uk

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The Property Ombudsman  
onTheMarket.com

## LOCATION

The premises are situated in an enviable and dominant corner 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.

## DESCRIPTION

Retail unit with the benefit of Takeaway Hot Food Cafe / restaurant Use with late-night trading licence.

The property comprise both Ground and First floor under a tiled pitched roof.

The premises have undergone extensive renovation and are offered in a shell state awaiting tenants fit-out.

## ACCOMMODATION

Ground floor Za 32.73 m2 352 sq ft  
Ground floor Zb 11.31 m2 122 sq ft  
Ground floor store 2.25 m2 24 sq ft  
First floor 40.35 m2 434 sq ft

Total 86.64 m2 932 sq ft

plus w/cs

## TERMS

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

Rental £26,500 per annum.  
VAT is NOT applicable on the rent.

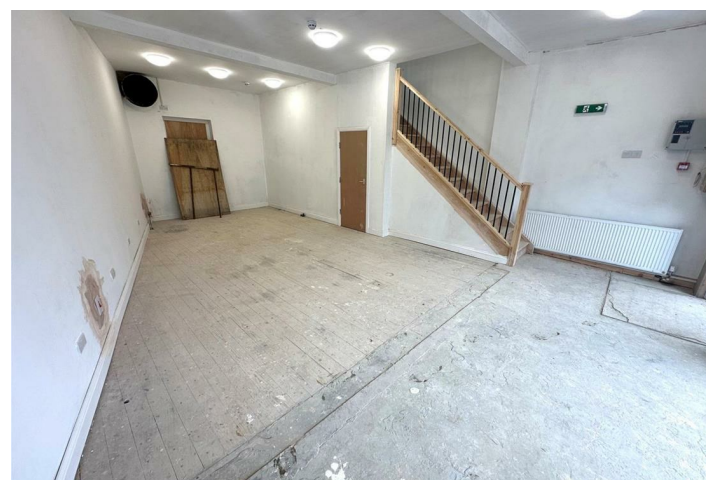
## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

6811-8578-2692-6224-5326

Rating B31

This can be viewed on [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).



## BUSINESS RATES

VOA 2026 website notes:-

Rateable Value £12,000 RV  
Estimated payable £0 per annum

100% SMALL BUSINESS RELIEF AVAILABLE – ZERO PAYABLE

Interested parties are advised to make their own inquiries 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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- 4.All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

## MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared October 2025

