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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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126, Harrogate Road, Chapel Allerton, LS7 4NZ

£10,950 Per Annum

#### UPPER FLOOR DUPLEX OFFICE SUITE

The property is located fronting Harrogate Road in the popular North Leeds suburb of Chapel Allerton providing high-quality office accommodation on the 1st & 2nd floor. The suite has a separate self-contained entrance from Harrogate Road. Internally, the accommodation comprises a number of private offices and open-plan space with kitchen and WC facilities, all fitted out to a high standard.

100% SMALL BUSINESS RELIEF AVAILABLE

- 558 sq ft
- Upper Floor Office Suite
- 100% Business Rate Relief
- Central Chapel Allerton
- Excellent Location



## LOCATION

The property is located fronting Harrogate Road in the popular North Leeds suburb of Chapel Allerton. This location is close to all local amenities and provides good transport links into Leeds city centre.

## DESCRIPTION

The property comprises an end terraced 3-storey stone-built property providing high-quality office accommodation on the 1st & 2nd floor. The suite has a separate self-contained entrance from Harrogate Road. Internally, the accommodation comprises a series of private offices and open-plan space with kitchen and WC facilities.

## ACCOMMODATION

The accommodation provides the following approximate net internal areas:

First floor 318 sq ft (29.5m<sup>2</sup>)  
Second floor 240 sq ft (22.3m<sup>2</sup>)

Total 558 sq ft (51.8m<sup>2</sup>)

## TERMS

The property is available by way of a new FRI lease £10,950 p/a exclusive.

VAT is applicable on the rent.

2 rooms are currently sublet at £6,744 plus vat per annum subject to licence. The occupants are agreeable to vacant but would also consider renewing their sub-occupance if agreeable with the incoming Tenant.

## BUSINESS RATES

The property has been assessed by the Valuation Office Agency at £7,400RV

This currently attracts 100% SMALL BUSINESS RATE RELIEF subject to status

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



## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

4383-2716-7235-9126-6602  
Rating E-107

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

## VIEWINGS

For further information or to arrange a viewing, please contact:-

Peter Davies - Tel: 0113 237 0999  
[peter@stoneacreproperties.co.uk](mailto:peter@stoneacreproperties.co.uk)

## MISREPRESENTATION ACT

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

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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.
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## MISDESCRIPTIONS ACT 1991

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Directors of Stoneacre Properties have a financial interest in this property.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared January 2024

