

Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- 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. 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 statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.



Stoneacre
COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

01132370999
peter@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



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

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

www.stoneacreproperties.co.uk

BUY SELL RENT MANAGEMENT FINANCE LEGAL

rightmove 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 Za 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.

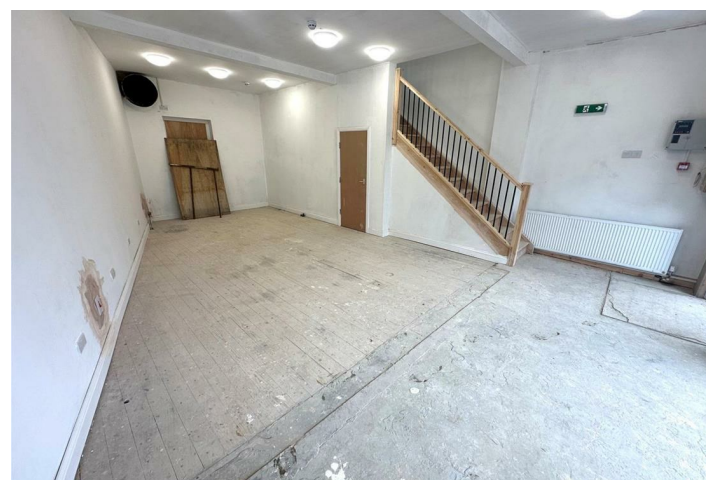
ENERGY PERFORMANCE CERTIFICATE

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.



BUSINESS RATES

The property has been assessed by the Valuation Office Agency at £11,500RV.

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

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 statements or representations of fact but must 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 October 2025

