

# Fitted Restaurant/Bar Unit – To Let

16-18 Stainbeck Lane, Chapel Allerton, Leeds, LS7 3QY



## Location

Situated in the central triangle of Chapel Allerton which is regarded as the main leisure area of this popular North Leeds suburb. Occupiers in the immediate vicinity include **Rudy's Pizza, Caffe Nero, Starbucks, Aagrah, Sukhothai, The Mustard Pot pub** and many more.

## Description

The fitted unit comprises a trading area and bar on the ground floor with a **substantial external seating area** to the front. The kitchen and WC facilities are located on the first floor.

## Accommodation

The unit extends to an approximate Gross Internal Area of:

Ground Floor 2,430 sq ft (226 sqm)

First Floor 409 sq ft (38 sqm)

Second Floor 371 sq ft (34 sqm)

Total 3,210 sq ft (298 sqm)

## Planning

The premises currently benefit from Use Class E and may be suitable for other uses subject to planning.

## EPC

Rated D - 89

## Terms

The unit is available for occupation immediately by way of an assignment expiring 31<sup>st</sup> August 2028, or a new lease. The current rent passing is £60,000 pax.

## Business Rates

The Rateable Value from April 2023 is £41,750.

## VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

## Legal Costs

Each party to be responsible for their legal costs in relation to this transaction.

## Viewing

Strictly by appointment.

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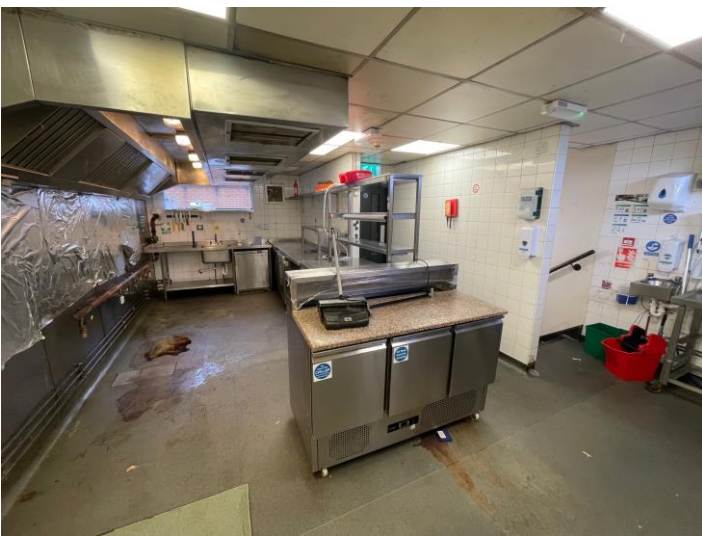


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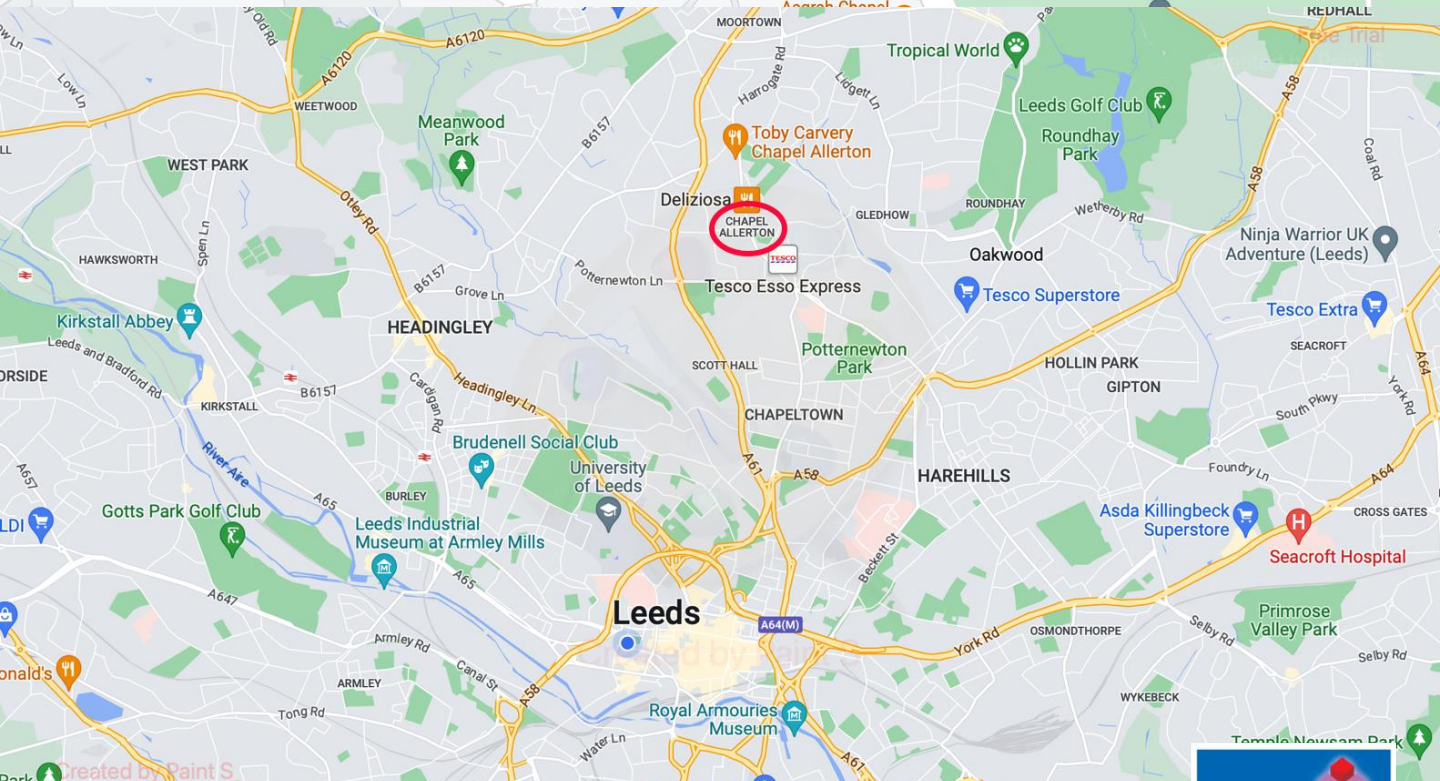
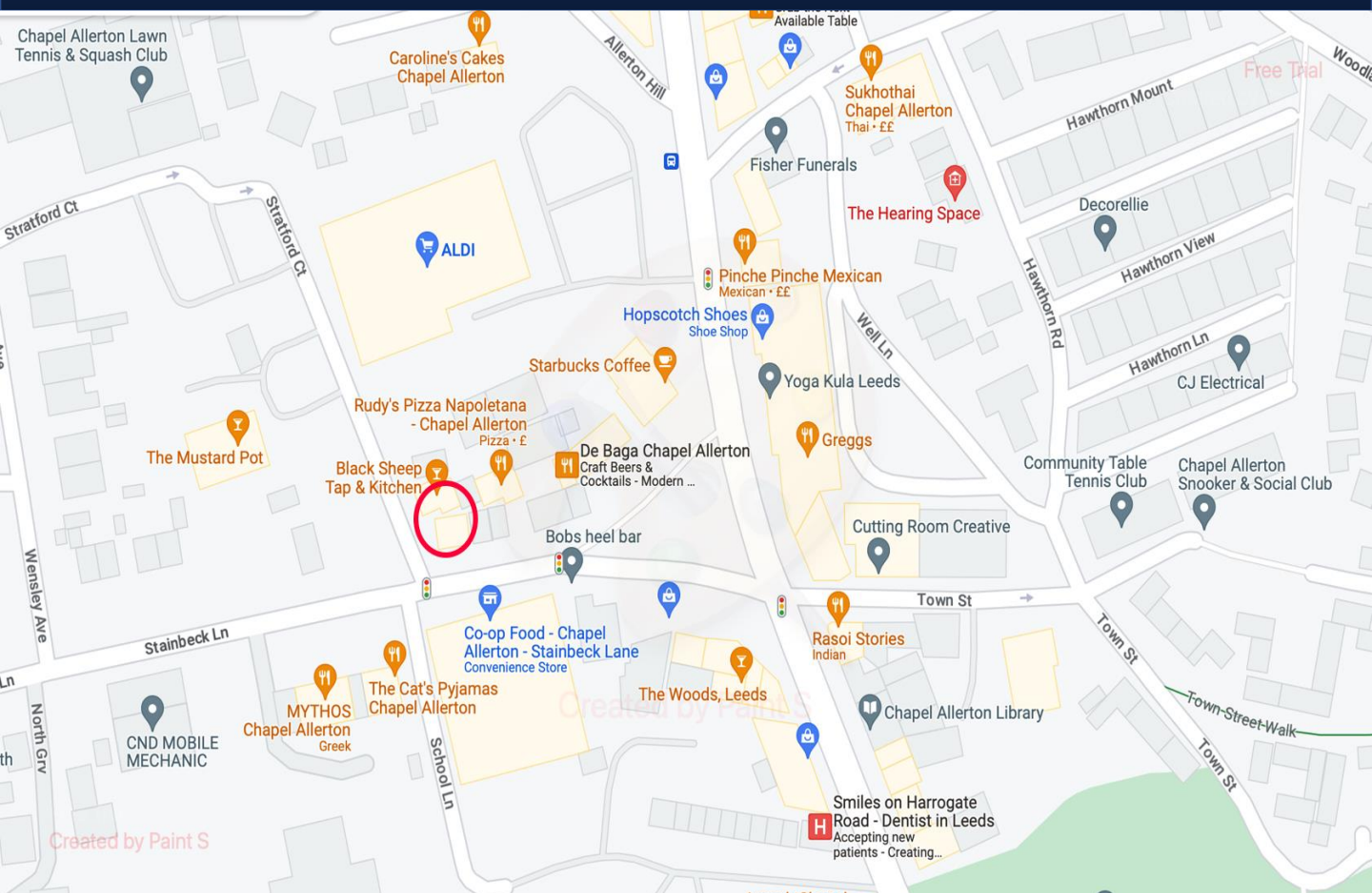


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