

GROUND FLOOR RETAIL UNIT

778 SQ FT (72.2 SQ M)

.....

- Ground Floor Unit
- Kitchenette/ WC facilities
- Lower ground-floor
- 1 car parking space.
- Excellent location.



commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)



TO LET

460 Roundhay Road
Oakwood
Leeds
LS8 2HU

£16,950
per annum

LOCATION

The subject property is prominently positioned on the Oakwood parade fronting Roundhay Road. The premises benefits from excellent visibility within this established retail parade, with surrounding occupiers including Cheesy Living co, House of Koko and Preston Baker.

Leeds city centre is 3 miles to the south.



GROUND FLOOR



DESCRIPTION

The property comprises a lower ground and ground floor retail premises forming part of a traditional three-storey stone-built mid-terraced building.

The ground floor provides a well-presented sales area with a UPVC double glazed shop front, offering excellent natural light and display opportunities.

To the rear is a further retail/sales area, suitable for additional trading space, consultation rooms or ancillary accommodation.

The lower ground floor comprises a useful ancillary area providing kitchen and WC facilities, as well as additional storage space, making the premises suitable for a variety of retail, leisure, health/ beauty or professional service occupiers.

To the rear, the property benefits from one demised car parking space.



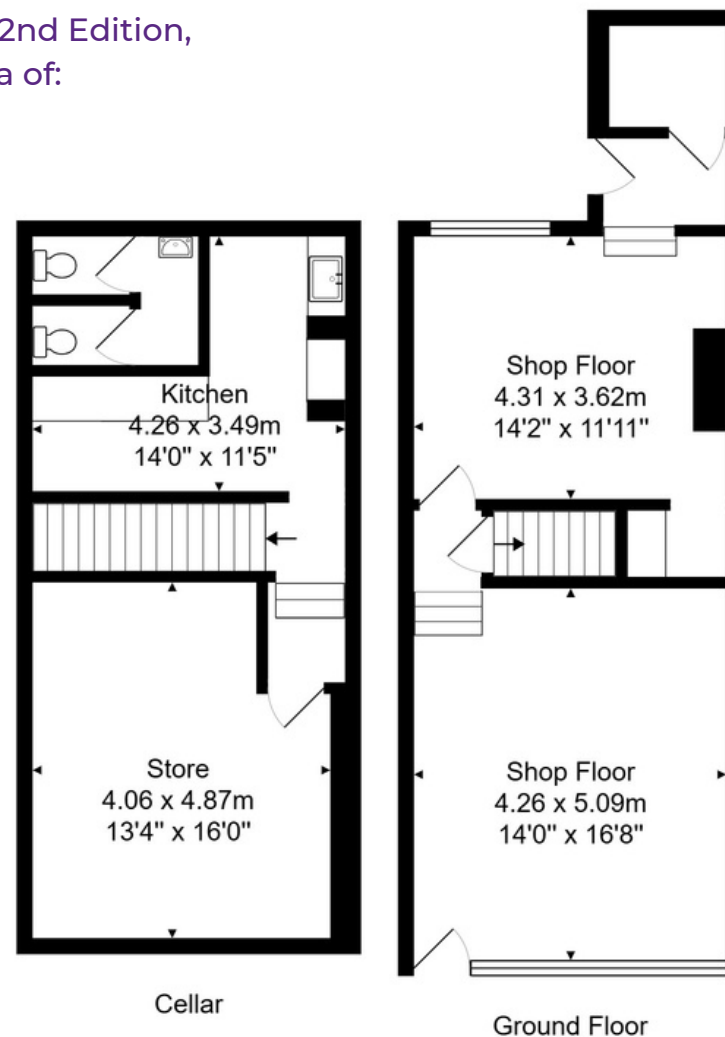
LOWER GROUND FLOOR



ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
Lower Ground Floor	413	38.3
Ground Floor	365	33.9
Total	778	72.2





EPC

The EPC for the property is C - 62

VAT

VAT is not applicable.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £16,950 per annum.

RATEABLE VALUE

The rateable value for the subject property is £9,900.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

Adair Paxton and any joint agent on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Adair Paxton in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Adair Paxton nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Adair Paxton, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) No person employed by Adair Paxton has any authority to make or give any representation or warranty in relation to this property. (5) VAT: The VAT position relating to the property may change without notice. (6) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Adair Paxton may be required to establish the identity and source of funds of all parties to property transactions. The date of this publication is July 2026

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



Will Tomlin

will.tomlin@adairpaxton.co.uk
0113 239 5776



Dan Moore

dan.moore@adairpaxton.co.uk
0113 239 5778

.....
For all other commercial enquiries:

commercial@adairpaxton.co.uk
www.adairpaxton.co.uk
0113 239 5770



Adair Paxton EST 1859
Property Specialists ■ ■ ■ ■