

Dresler Smith

CHARTERED SURVEYORS

***** PRIVATE & CONFIDENTIAL - STAFF ARE UNAWARE *****

470-474 ROUNDHAY ROAD, OAKWOOD, LEEDS, LS8 2HU



**MAY SUIT RETAIL, HOSPITALITY, OFFICE OR LEISURE OPERATORS
(DIRECTLY OPPOSITE THE OAKWOOD CLOCK FOR PARKING)**

LOCATION

Oakwood Parade is located adjacent to **Roundhay Park** 3.7 miles from the centre of Leeds and en-route to the more affluent suburbs of North Leeds. Multiple retailers in close proximity include **'The Melbourne' Home Bargain, Stew & Oyster** and **Preston (North Bar)**.

ACCOMMODATION

The unit is arranged on ground and basement providing the following approximate internal dimensions:-

Gross Floor Sales	3,069sqft	285.08sqm
Basement	2,246sqft	208.64sqm

The demise extends from the shopfront to the paved walkway, so there is potential for external seating such as adjacent shops trade.

Attached is a layout plan but it is not to scale. Interested parties should satisfy themselves in this regard.

TERMS

Available by way of a new lease at £57,500pax.

RENT FREE

3 months rent free for every 5 years of term certain subject to satisfactory covenant.

RATES

Rateable Value	£19,000
UBR (2026/2027)	£ 0.432
Rates payable	£ 8,208

Interested parties should verify these figures with Leeds City Council Business Rates Department (Tel: 0113 3760359)

EPC

Attached

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

All enquires should be via the sole agents, Dresler Smith. For further information or to make arrangements to view, please contact:

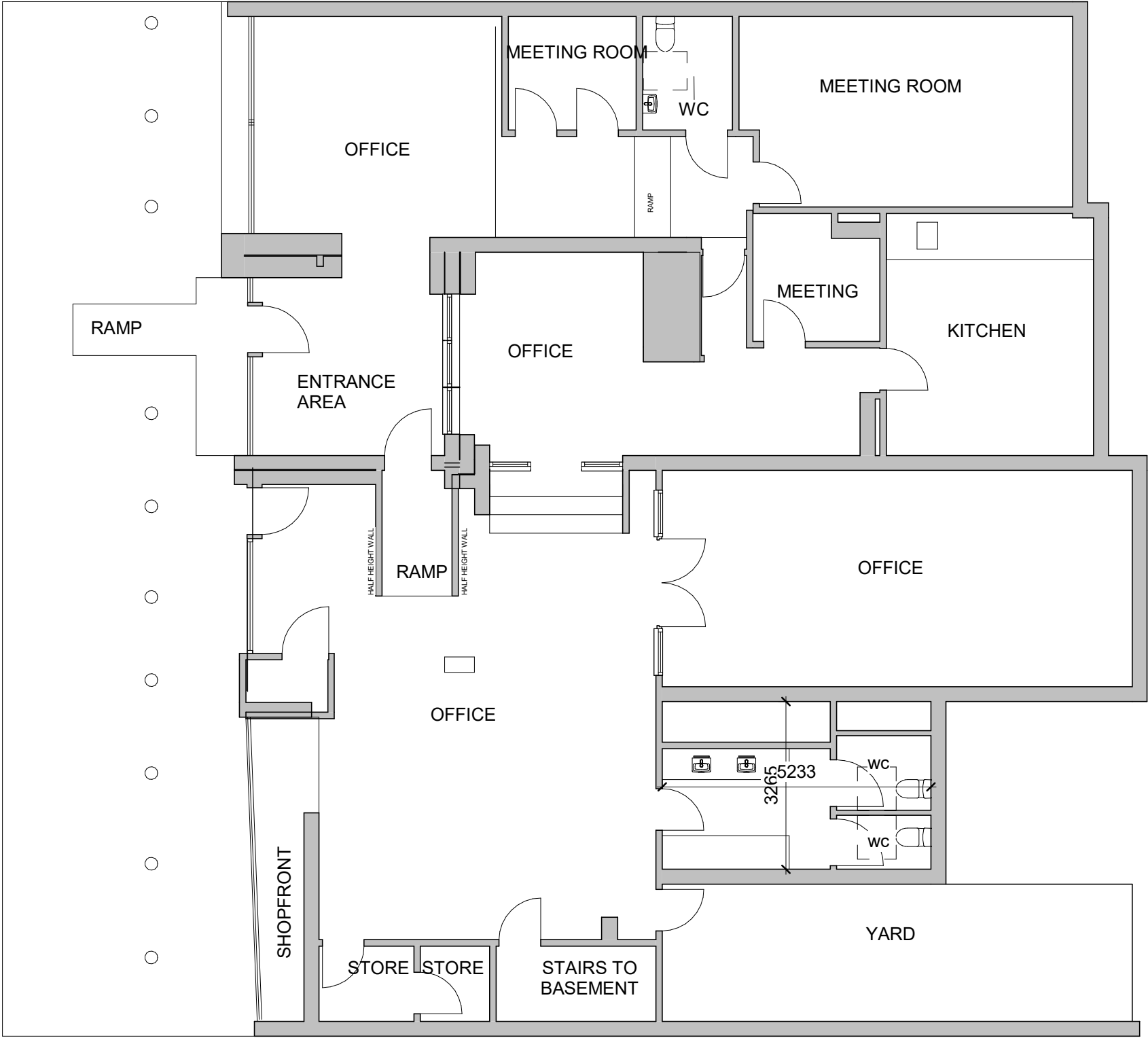
Dresler Smith (Tel: 0113 245 5599)

Contact: David Dresler

davidd@dreslersmith.co.uk

SUBJECT TO VACANT POSSESSION

DATE OF PARTICULARS: JULY 2026



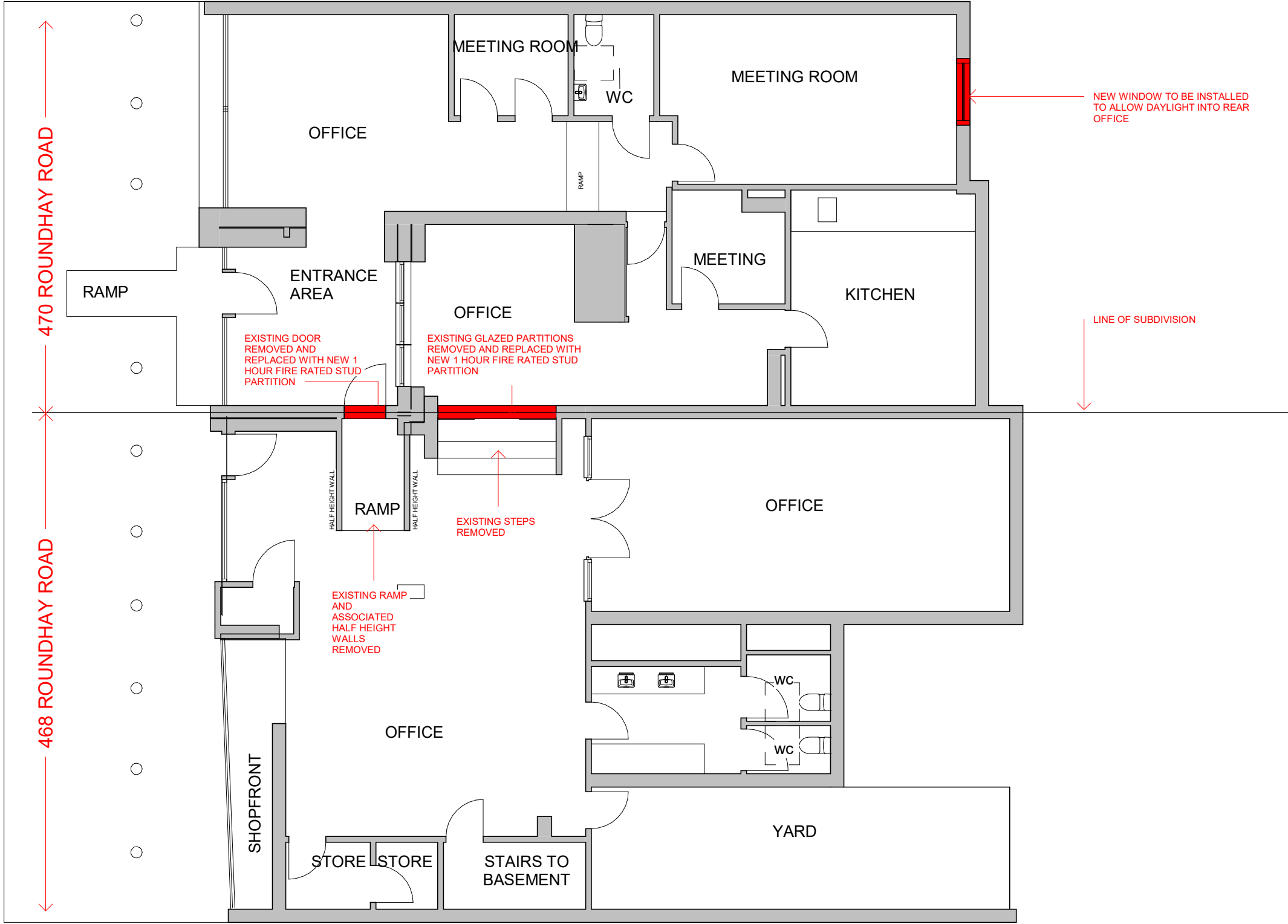
Rev	Description	Date	Issued by

470 Roundhay Road
Roundhay
Oakwood
Leeds
LS8 2HU

PrestonBaker.co.uk
0113 248 3302

PROJECT OAKWOOD OFFICE PRESTON BAKER			
SHEET	EXISTING PLANS		
CLIENT	PRESTON BAKER		
DRAWN BY	JLB	CHECKED BY	JB
SCALE (@ A3)		1 : 100	PROJECT CODE

DRAWING	
DATE	12/02/25
DRAWING NUMBER	
02 -PB-	- - -A- A101
REV	



Rev	Description	Date	Issued by

470 Roundhay Road
Roundhay
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0113 248 3302

PROJECT OAKWOOD OFFICE PRESTON BAKER			
SHEET	PROPOSED WORKS		
CLIENT	PRESTON BAKER		
DRAWN BY	JLB	CHECKED BY	JB
SCALE (@ A3)		1 : 100	PROJECT CODE

DRAWING	
DATE	12/02/25
DRAWING NUMBER	
02 -PB-	- - -A- A102
REV	



Energy performance certificate (EPC)

470 - 474 Roundhay Road
LEEDS
LS8 2HU

Energy rating

C

Valid until 10 January 2031

Certificate number

0474-1736-1370-4932-3775

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

304 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

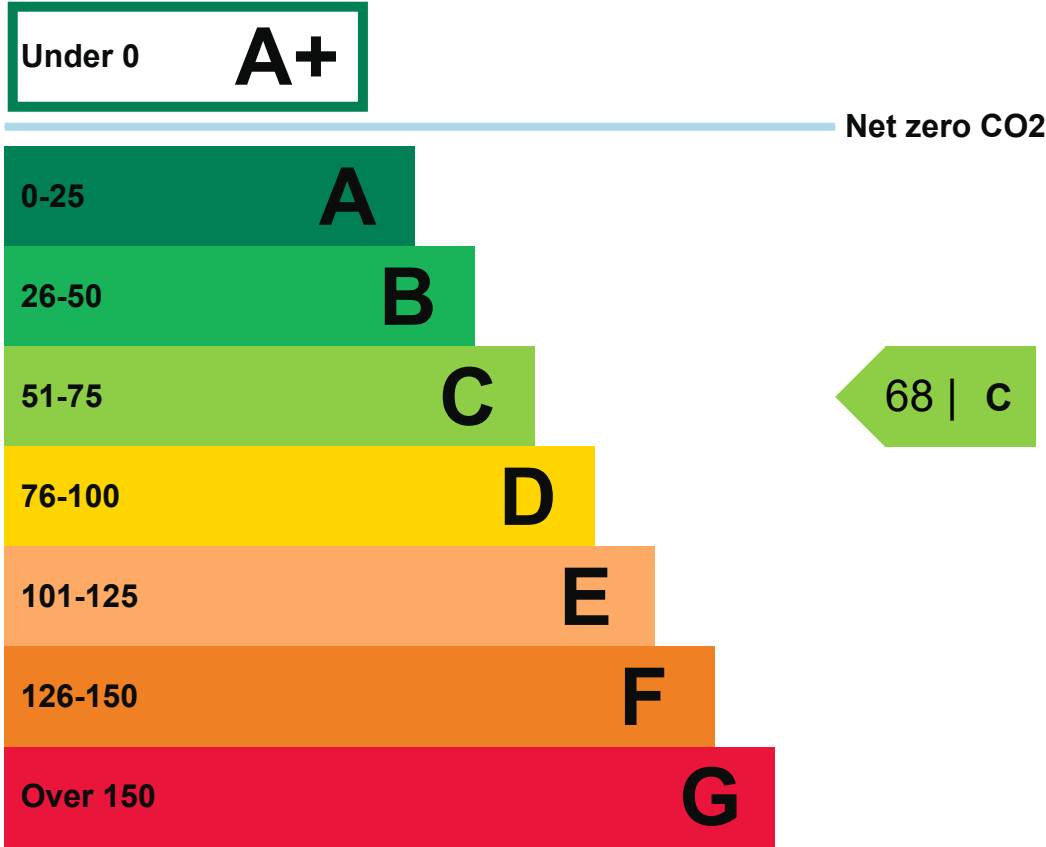
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property’s energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning