

**62,500
Students**



at the 3
Universities
in Leeds

2 miles

from Leeds
City Centre on a
key arterial route



Further set to benefit
from the development of

**1,000
homes**

at Kirkstall Forge



ABBEY RETAIL PARK

Unit 3, Savins Mill Way,
Leeds, LS5 3RP

To Let

Exciting Retail/ Leisure Opportunity

within one of Leeds' out of
town retail destinations

4,478 - 8,130 sq ft

Over
100,00 sq ft
of new **Grade A** office
accommodation at
Kirkstall Forge
Development just
5 minutes drive away



**Easily
Accessible
Location**



**330,000
residents**

in core
catchment within
10 minute drive



Occupiers:

halfords

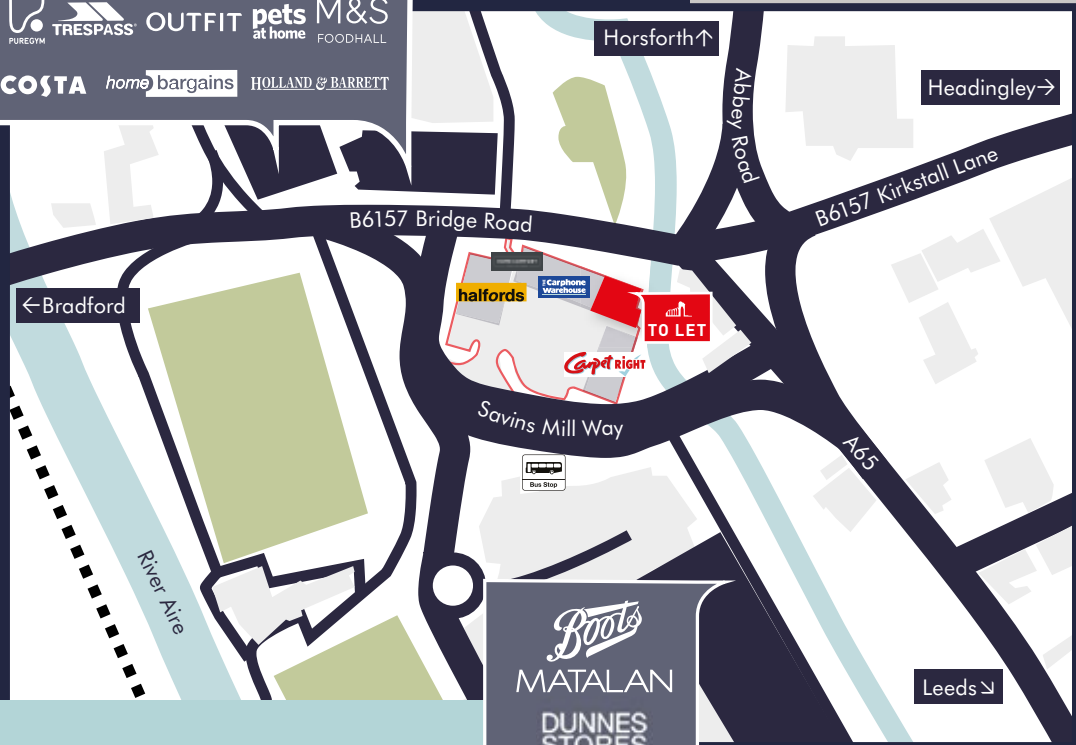
THE Carphone Warehouse

Capit RIGHT

HOME COMFORT

KIRKSTALL BRIDGE SHOPPING PARK

PUREGYM TRESPASS OUTFIT pets at home M&S FOODHALL
COSTA home bargains HOLLAND & BARRETT



Boots
MATALAN
DUNNES STORES
Morrisons



Floor	Sq ft	Sq m
Ground floor Retail	4,478	416
Mezzanine Floor Retail*	3,652	339

*Potential for mezzanine to be removed

LOCATION

Located on Savins Mill Way, neighbouring occupiers include Halfords, Carpet Right and Carphone Warehouse. Abbey Retail Park is close to surrounding retail at Kirkstall Bridge and Kirkstall Valley.

DESCRIPTION

The premises are currently arranged over ground and mezzanine floors.

USER

The unit benefits from an open A1 retail use, with a restriction that it cannot be a supermarket.



RATABLE VALUE

RV 2016/2017 – £70,000

RATES PAYABLE

RP - £33,530. Interested parties should make their own enquiries with the local authority.

LEGAL COST

Each Party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT, on application.

VIEWING

Strictly by appointment with the joint letting agents.



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