

**TO LET - 2,524 sq ft (235 sq m)**  
**Unit 2A, Abbey Retail Park,**  
**Savins Mill Way, Kirkstall,**  
**Leeds LS5 3RP**



### LEASE TERMS

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed, subject to upward only rent reviews at the end of each 5<sup>th</sup> year.

### RENTAL

Upon application.

### RATING ASSESSMENT

We are advised that the Rateable Value in the April 2017 List is £31,000.

We recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability;

### VAT

All figures are quoted exclusive of VAT, if applicable.

### EPC

The premises have an EPC Rating of.... A copy of the EPC can be made available upon request.

### LEGAL COSTS

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

### VIEWING/FURTHER INFORMATION

For further information or arrangements to view, please contact:

Pudney Shuttleworth, 31 Park Square West, Leeds

Contact: Michael Pudney  
Tel: 0113 2031131 / 07747 008449  
Email: [mp@pudneyshuttleworth.co.uk](mailto:mp@pudneyshuttleworth.co.uk)

Or contact Josh Howe at Savills, Leeds on:  
0113 2201239  
[jhowe@savills.com](mailto:jhowe@savills.com)

**SUBJECT TO CONTRACT**  
**JUNE 2018**

### LOCATION

Abbey Retail Park is located off Kirkstall Road (A65), one of the busiest arterial routes in Leeds. It has direct access from Savins Mill Way.

Situated around 3 miles west of Leeds city centre and within the popular Kirkstall area of Leeds, Abbey Retail Park comprises; **Halfords**, **Carpetright** and **Starbucks** along with a shared car park.

Directly opposite is **Kirkstall Bridge Shopping Park** comprising amongst others; Marks & Spencer Simply Foods, Outfit, Smyths Toys, Peacocks, JD Sports, Homebargains, Pets at Home and Costa Coffee.

Also directly opposite is **Kirkstall Valley Retail Park** comprising; Morrisons foodstore, Dunnes, Boots and Matalan.

### DESCRIPTION

The premises are arranged over ground floor and provides the following floor area.

|                     |          |            |
|---------------------|----------|------------|
| Ground Floor Retail | 235 sq m | 2524 sq ft |
|---------------------|----------|------------|

### PLANNING/PERMITTED USES

Open A1 Retail use, excluding a food store/ convenience store use. Other uses may be considered, subject to Landlord's approval and planning permission.

06.06.2018



