

Retail Unit – To Let

52/54 North Lane, Headingley, Leeds, LS6 3HU



Location

This well positioned unit is located within a popular retail parade on North Lane in Headingley. With the junction to Cardigan Road just to the South and Otley Road with its many high profile retailers just to the North, the unit is situated centrally within the heavily student populated area of Headingley. North Lane benefits from a high footfall with the property being positioned in close proximity to the Headingley Carnegie Stadium.

Accommodation

The unit provides an approximate Gross Internal Area of 1,400 sqft (130 sqm).

Description

This former One Stop unit benefits from significant frontage extending to approximately 55ft with the vast majority of which being glazed. With a floor to ceiling height of 3m and the ability to remove the internal partitioning to form a more open space, the unit suits a variety of uses. The unit is opposite Pizza Hut and just a few doors down from Sainsbury's Local.

Terms

The unit is available on a new effectively full repairing and insuring lease for a term of years to be agreed, incorporating 5 yearly rent reviews to open market value

Planning

The unit currently benefits from A1 consent, though would suit both A3 and A4 uses, subject to planning.

Rent

Our client is seeking rental offers in the region of £35,000 per annum exclusive.

Rates

The Rateable Value for this premises is £34,500 equating to rates payable of circa £17,000 per annum.

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.

Viewing

Strictly by appointment through the sole letting agents.

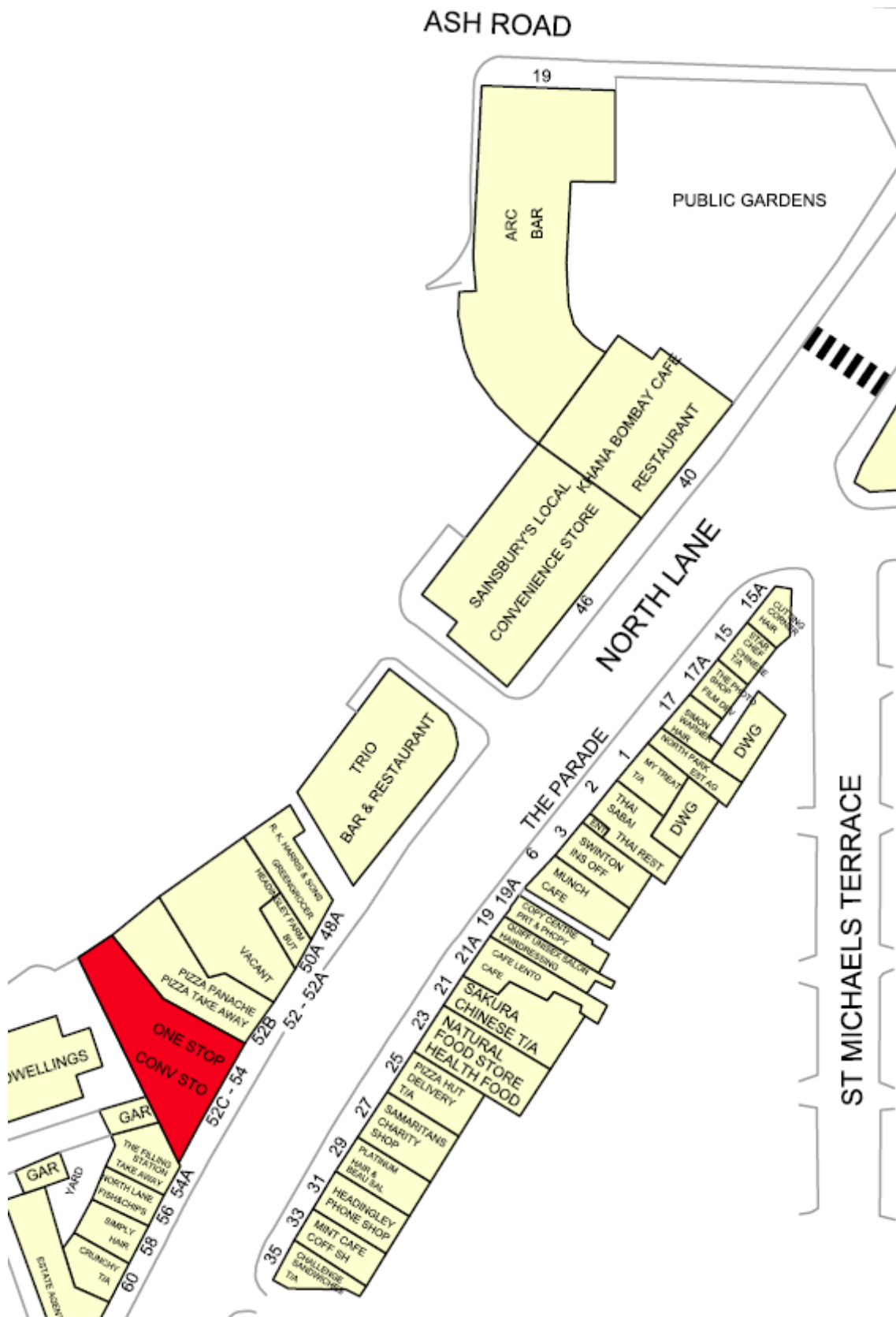
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