

Retail/Leisure Unit – To Let

111 The Headrow, Leeds, LS1 5JW



Location

This highly prominent unit is situated on The Headrow in a prime retail and leisure pitch on one of Leeds' most active high streets. A highly visible unit in close proximity to the major southern entrance to 'The Light', footfall in the immediate area is extremely strong. Surrounding occupants include Starbucks, Caffè Nero, Miller & Carter, Barburrito and George's Tradition.

Description

This unit benefits from glazed frontage directly onto The Headrow. Internally the property occupies a relatively linear shape with two small floor variances, providing a natural raised area for customer seating/sales.

Accommodation

The unit provides a Gross Internal Area of 1,855 sq ft of ground floor accommodation.

Planning

The unit currently benefits from A1, A3 and A4 consent with ancillary A5 use.

Rent

Our client is seeking rental offers in the region of £57,500 per annum exclusive.

Terms

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

Rates

We are informed that the 2017 Rateable Value is £46,750. We would advise that all interested parties contact the relevant authorities for further information.

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 letting agents.

Tom Hodgson
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M: 07850 421525

Will Hepplewhite
wh@pudneyshuttleworth.co.uk
M: 07846 006790

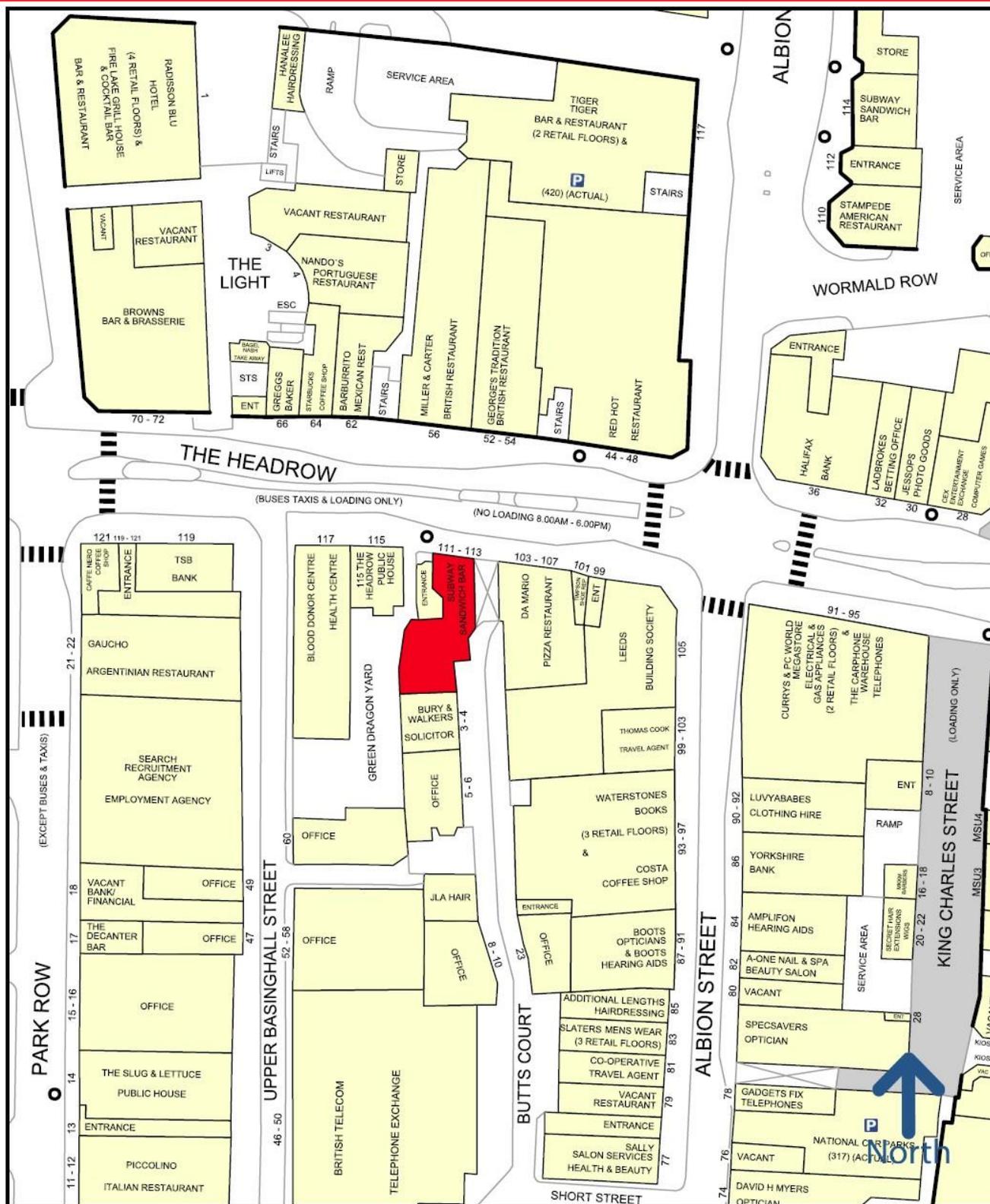
Or through Savills, Leeds 0113 244 0100

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50 metres

Experian Goad Plan Created: 16/02/2017
Created By: Pudney Shuttleworth

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Pudney Shuttleworth
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