

Your Local Destination...

hc.

HEADINGLEY CENTRAL

TO LET

# Leisure Opportunities

in the heart of Headingley

Cinema - 24,619 sq ft

Gym - 12,900 sq ft

\*Subject to planning

96 BED



NOW OPEN

For more information visit  
[premierinn.com](https://premierinn.com)  
or call 0871 527 8000

98 customer  
& 63 hotel  
car parking spaces



Largest student population- 57,000+

Your Local Destination...



## HEADINGLEY CENTRAL

- Prominently situated on the A65 - a key arterial route in/out of Leeds City Centre.
- Easily accessible from affluent north Leeds suburbs.
- Footfall drawn from the substantial business community, local prosperous professional families, educated urbanites and student catchment.

c.6,000 workers within 10 minute walk



174,000 residents within 10 minutes drive time

### Demographics:

- 174,000 residents within a 10 minute drive time
  - Headingley population expected to grow by 7.3% by 2025
  - 62% ABC1 social grades
- Large student population – 57,000 + students
  - Spending above UK averages
- c.6,000 workers within 10 minute walk time
- Home to Yorkshire Country Cricket Club and Leeds Rhinos Rugby Club with average crowds of up to 15,000 people
- Headingley and Leeds wider region home to several large corporations including Asda, Capita, Jet 2, and Tetley Brewery



Population to grow by 7.3% by 2025



Occupiers in Headingley:

arc

RED'S  
"THE BURGERS OF HEADINGLEY"

SUBWAY

SUKHOTHAI

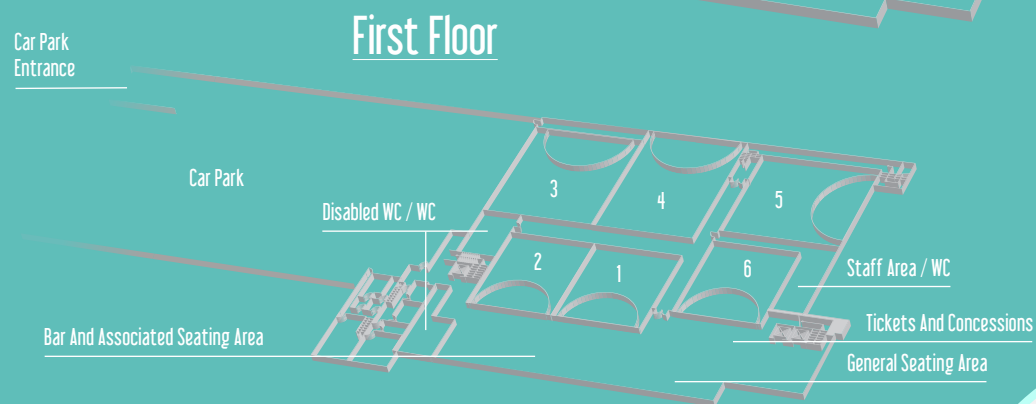
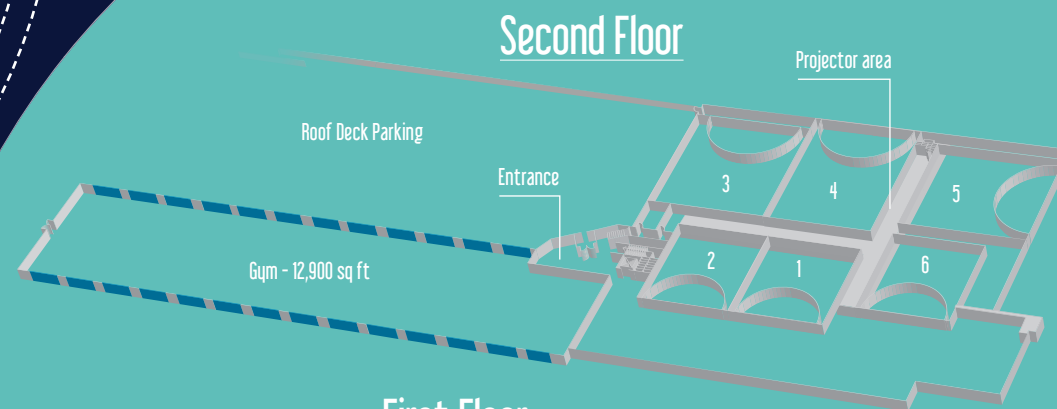
COSTA COFFEE

salvo's

Domino's

Nando's





**6 screen cinema**  
**24,619 sq ft and**  
**12,900 sq ft gym**

*\*Subject to planning*

Occupiers in  
 Headingley:

**arc**

**RED'S**  
 "WE WANT YOU BLINDLY"

**SUBWAY**

**SUKHOTHAI**

**COSTA**  
 COFFEE

**salvo's**

**Domino's**

**Nando's**



# HEADINGLEY CENTRAL



## Further Information

### Tenure

The accommodation is available to let on new effective FRI leases for a term to be agreed. Further information is available upon request.

### Vat

All reference to rent, price, premium are deemed to be exclusive of VAT unless expressly stated otherwise.

### Legal Costs

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

### Viewing/Further Information

Strictly by appointment with the joint letting agents.



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Designed and produced by Anderson Advertising and Property Marketing Ltd T. 0113 274 3698

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