



barkerproudlove
retail property consultants

Leeds Office: 0113 388 4848

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HIGH STREET PROPERTY / CLASS E

Prime Fully Fitted Former ASK Italian Restaurant 20-22 Lands Lane, Leeds



Rent: On application

Ground Floor Area

2,853 Sq ft / 265 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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FULLY FITTED RESTAURANT

Location:

The property fronts the busy pedestrianised area of Lands Lane within Leeds City Centre, directly opposite The Core Shopping Centre.

Nearby occupiers include Byron, Levis, Card Factory, Pizza Express, WH Smith, Pret a Manger, Poundland, Easy Hotel, Snow & Rock and Footasylum.

Accommodation:

The premises were previously occupied by ASK Italian and fitted out as recently as 2018. The unit has been left fully fitted. External seating is an option via a Pavement Licence with the council.

Demise:	Sq Ft	Sq M
Ground Floor	2,853	265
Basement	4,026	374

Rent:

Upon application.

Tenure:

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £122,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The premises have a current annual on-account service charge of £8,640.05.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

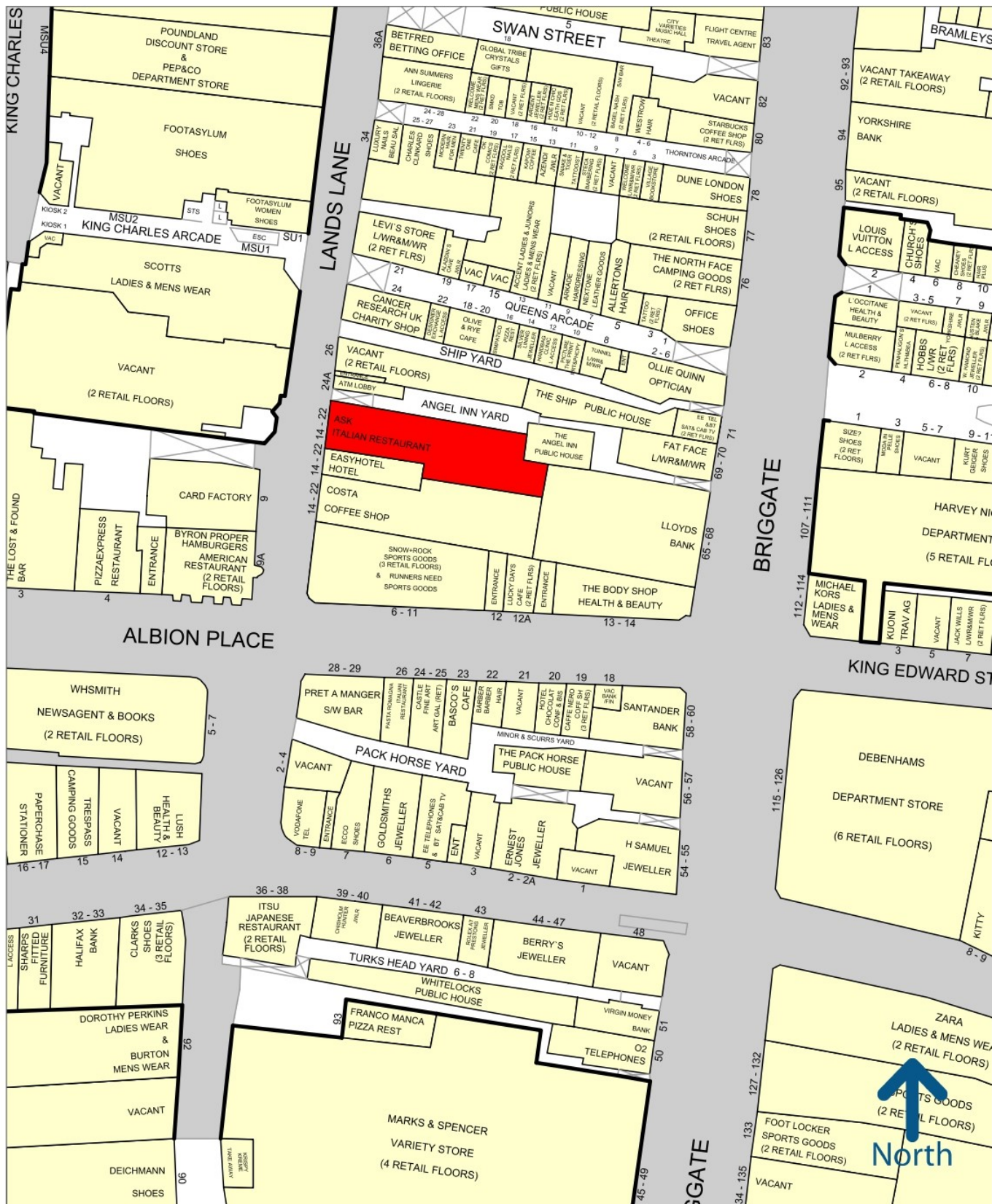
Date Prepared:

February 2021

Subject to Contract

Without Prejudice

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