

To Let



Headingley

22 Headingley Central, Otley Road, LS6 2UE

Ground Floor: 2,750 sq ft (255.5 sq m)

Rent: £80,000 pax

Location & Description:

- **Adjacent to the new McDonalds Restaurant.**
- **Headingley Central is the prime retailing and leisure pitch in this ever popular student/young professional suburb of Leeds.**
- **Recent lettings to Burger King, Rudys Pizza and, now, McDonalds.**
- **Other occupiers in the centre include Costa, Pizza Express, Superdrug and Boots.**

Demise:

Ground Floor 2,750 sq ft (255.5 sq m)
First Floor 2,750 sq ft (255.5 sq m)
(above measurements are subject to final measurement)

Rent:

£80,000 per annum exclusive.

Lease:

New FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Service Charge:

To be confirmed following final measurement.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own legal costs.

Rates Assessment:

To be confirmed following completion of subdivision works.

Date Prepared:

February 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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