

# To Let



## Stanningley, Leeds

Unit 7, Belgrave Retail Park, Town Street, LS28 6HQ

Ground Floor: 1,005 sq ft (93.36 sq m)

Mezzanine: 331 sq ft (30.77 sq m)

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**Location & Description:**

- Located at the front of the busy Belgrave Retail Park, which is anchored by Lidl and Home Bargains. Other retailers include Indigo Sun, Heron Foods, Greggs & Card Factory.
- The subject property is currently fitted out to a high specification as a butchers shop. This includes a serving counter, preparation area, chiller, roller shutters and a fully functioning alarm. The fitout also includes a mezzanine with an office, kitchen and WC facilities.

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**Demise:**

Ground Floor 1,005 sq ft (93.36 sq m)

Mezzanine 331 sq ft (30.77 sq m)

**Rent:**

The passing rent is £22,650 per annum exclusive of service charge, insurance, business rates and VAT.

There are no further rent reviews.

**Tenure:**

The premises are held by way of a lease expiring 14 January 2028 and inside the security of tenure provisions of the 1954 Landlord & Tenant Act.

The premises are available by way of an assignment or sublease until expiry.

The Landlord would consider a new lease for a minimum term of 5 years, subject to covenant and status. Please contact us for further information.

**Service Charge:**

On-account service charge for 2024/2025 stands at £2,388pa.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party are to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £17,500.

**Date Prepared:**

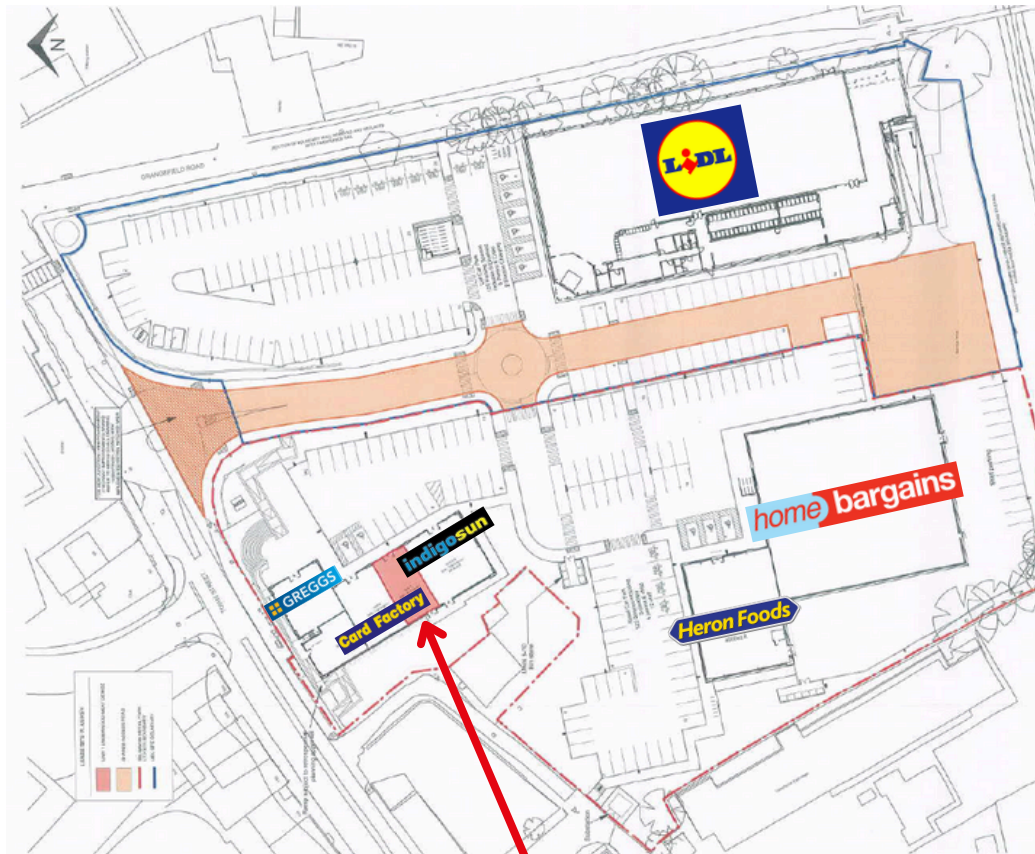
March 2025

**Contact Us:**

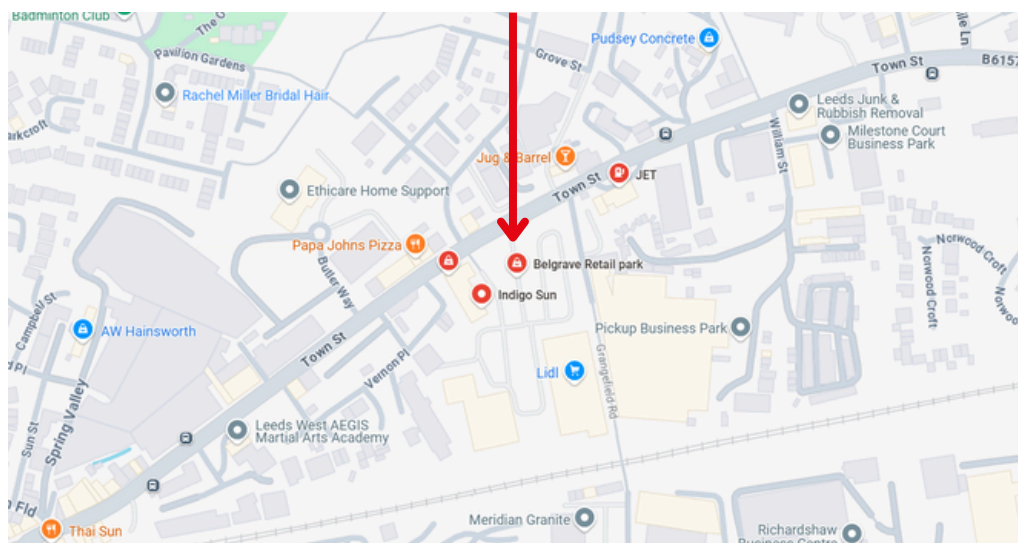
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## Unit 7 Belgrave Retail Park



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