

98 customer
& 63 hotel
car parking
spaces



Your Local Destination...



HEADINGLEY CENTRAL

TO LET

Retail/Leisure Opportunities

in the heart of Headingley

Units available ranging from
540 - 2,000 sq ft

174,000
residents
within 10 minutes
drive time



96 BED



NOW OPEN

For more information visit
premierinn.com
or call 0871 527 8000

57,000+
students

Your Local Destination...

hc.

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



All about those digits

- 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



140,000 car
traffic flow
per week

Headingley Central
Occupiers:



LloydsPharmacy



GREGGS

Card Factory

Sainsbury's



wilko



Accommodation

Unit	Area sq ft (sq m)	Service Charge Payable (£ pa)	Service Charge Payable (£ psf)	Rates Payable (£ pa) VOA	Rates Payable (£ psf) VOA
17	1,466 (136.19)	£3,217.42	£2.05	£15,089	£9.71
29	1,010 (93.83)	£2,373.64	£2.05	£10,658	£9.11
32-33	1,536 (142.69)	£3,477.52	£2.05	£16,166	£10.35

Headingley Central Occupiers:





HEADINGLEY CENTRAL

174,000 residents within 10 minutes drive time



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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