

SHOPPING CENTRE PROPERTY / CLASS A2

Kiosk 7 The Headrow, The Core Shopping Centre, Leeds



Rent: On application

Ground Floor Area

263 Sq ft / 24 Sq M

LET

Viewing Strictly through the joint letting agents.

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PRIME ENTRANCE LOCATION FRONTING THE HEADROW**Location:**

The premises occupy a prime corner entrance location with a return frontage into The Core food court mall. Matalan are adjacent to the left hand side, with Burger King and Game situated on the opposite entrance corner.

Accommodation:

The unit is arranged on ground floor only.

It is possible to extend the accommodation to the rear, opening up into the food court mall internally, subject to consents.

Demise:	Sq Ft	Sq M
Ground Floor Area	263	24.4

Rent:

Upon application.

Tenure:

Subject to securing formal vacant possession, a new lease is available for a term to be agreed.

Planning Permission:

The premises have current planning use consent for A2 financial services and A1 retail.

Business Rates:

The premises currently has a rateable value of £31,750. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

Service Charge:

The on-account service charge for the year 2020 is approximately £1,850.

EPC:

Energy Performance Asset Rating - C

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:

June 2020

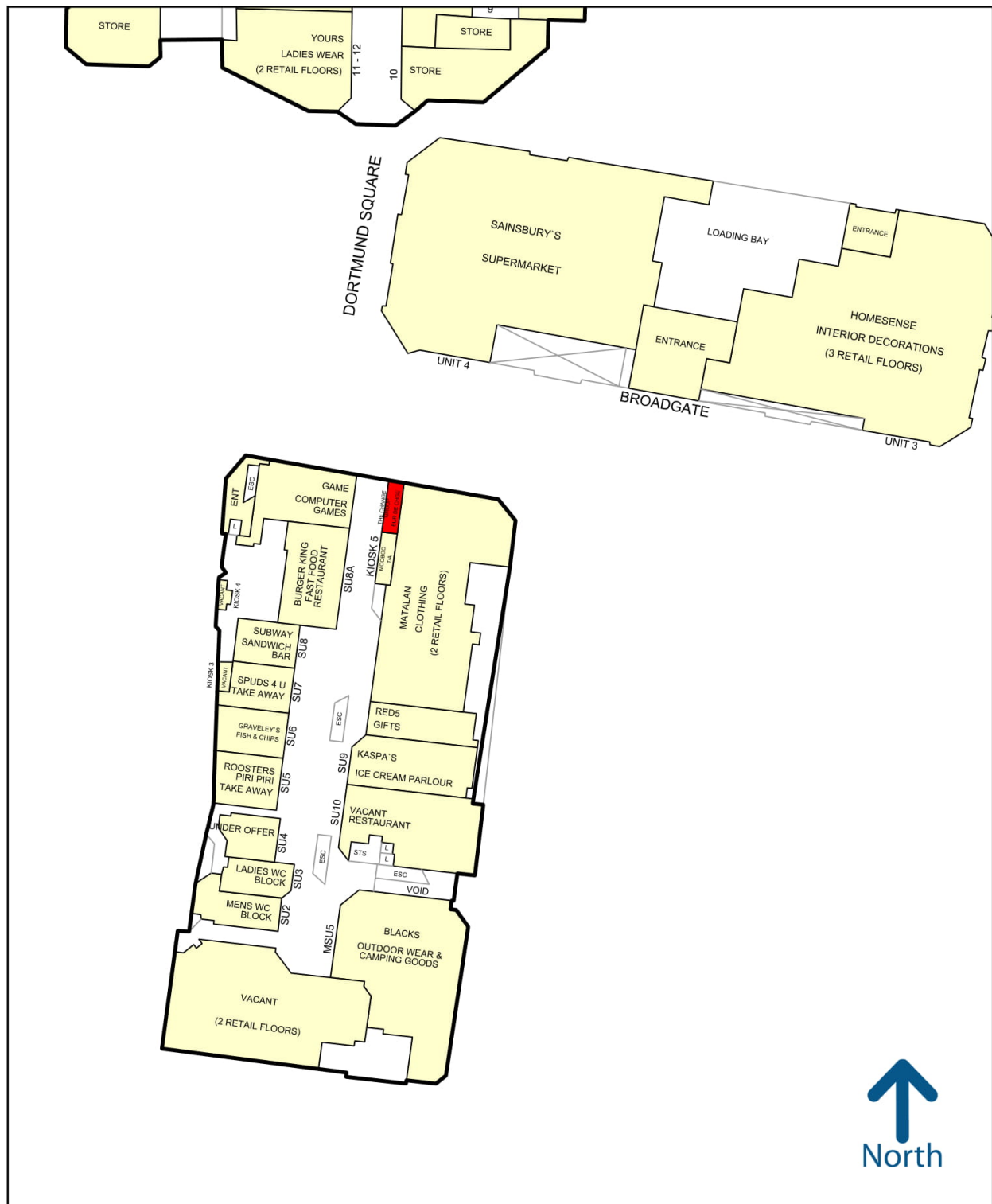
Subject to Contract

Without Prejudice

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Leeds - Central



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Created By: Barker Proudlove Ltd