

HIGH STREET PROPERTY / CLASS A2
329 Harehills Lane, Leeds LS9 6AX



Rent: £27,500 PA
Ground Floor Area
1,599 Sq ft / 149 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Richard Barker

Mob: 07771 604525

Email: richard@barkerproudlove.co.uk

Location:

Harehills Lane is located approximately 1 mile north east of Leeds city centre. Harehills Lane is the main link road connecting the A58 and A64 and is a traditional shopping street with many individual shops, a library and primary school.

The subject unit sits in the heart of Harehills Lane with a return frontage onto Strathmore View. Asda and Morrisons both have supermarket presence on Harehills Lane to the north and south. Notable national retailers in the immediate vicinity include Heron Frozen Foods, William Hill, Greggs, Ramsdens.

Demise:	Sq Ft	Sq M
Ground Floor	1599	148.55
First Floor	676	62.80
Second Floor	678	62.99

Rent:

The passing rent is £27,500 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 24/03/2023. The lease is available by way of assignment or sub-letting.

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.

EPC:

Energy Performance Asset Rating - TBC

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:

July 2020

Subject to Contract

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