

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 4 Headingley Central, Headingley

**Rent: On application****Ground Floor Area**

558 Sq ft / 52 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****James Lamming****Mob: 07715 678630****Email: james@barkerproudlove.co.uk**

Location:

Headingley Central is prominently situated on the A65, a key arterial route in/out of Leeds City Centre and is easily accessible from affluent north Leeds suburbs.

Footfall is drawn from the substantial business community, local prosperous professional families, educated urbanites and student catchment.

The unit is adjacent to Greggs and Costa with other national operators located in close proximity including Sainsburys, Wilko, Premier Inn, Card Factory and Lloyds Pharmacy.

Demise:	Sq Ft	Sq M
Ground Floor	558	51.84

Rent:

Upon application.

Tenure:

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £29,250.

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.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £1,144 per annum.

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:

August 2020

Subject to Contract

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