

HIGH STREET PROPERTY / CLASS E
Second Floor, 24B Lands Lane, Leeds



Rent: **£15,000 PA**

Total Area

1,791 Sq ft / 166 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

The property sits fronting the busy pedestrianised area of Lands Lane within Leeds City Centre, directly opposite The Core Shopping Centre.

Nearby occupiers include Levis, HMV, Pop Boutique, Card Factory, Poundland and Footasylum.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Second Floor	1,791	166.4

Rent:

We are seeking rental offers in the order of £15,000 per annum exclusive.

Tenure:

The unit is offered on a new 10 year effective full repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates:

The premises currently has a rateable value of £8,800. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the current year stands at approximately £6,830.

EPC:

Energy Performance Asset Rating - Available on request

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:

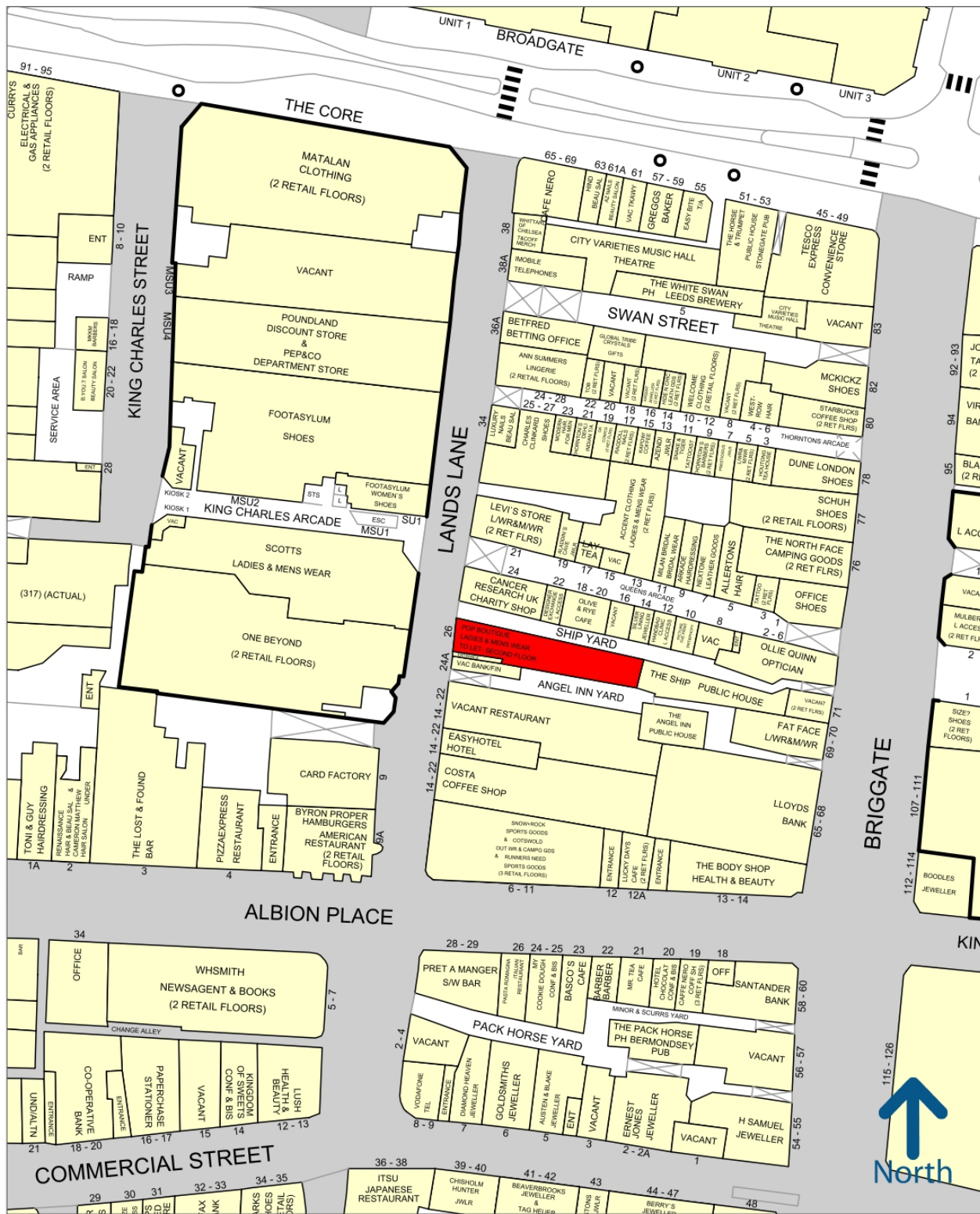
January 2023

Subject to Contract

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Leeds - Central



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