

HIGH STREET PROPERTY / CLASS E

2 Lidget Hill, Pudsey, Leeds



Rent: £30,000 PA

Ground Floor Area

1,229 Sq ft / 114 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

James Moss

Mob: 07977 278229

Email: jmoss@barkerproudlove.co.uk

Location:

Pudsey is a small market town in the borough of Leeds, approximately 6 miles west of Leeds and 5 miles east of Bradford. It benefits from good road links being within 5 miles of the M621, which links with the M62 and M1.

The property is located in the prime retail pitch centred around the junction of Lidget Hill, Church Lane, Robin Lan and Lowtown. Surrounding tenants include a range of local business, together with B&M, Sainsburys Local and Boots the Chemist.

The prominent former bank occupies a commanding position on the main cross roads in the town and is laid over ground floor and basement.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,229	114.18
Basement	392	36.42

Rent:

£30,000 per annum

Tenure:

The property is available by way of an assignment of the current lease which expires February 2023.

Business Rates:

The premises currently has a rateable value of £18,500. 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

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:

April 2022

Subject to Contract

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