

HIGH STREET PROPERTY / CLASS A1

26 Lands Lane, Leeds LS1 6LB



**Rent: £70,000 PA**

**Ground Floor Area**

**1,745 Sq ft / 162 Sq M**

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

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

Nearby occupiers include Levis, Card Factory, Pizza Express, WH Smith, Poundland and Footasylum.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1745	162.12
Basement	1437	133.50

**Rent:**

We are seeking a rent of £70,000 per annum exclusive.

**Tenure:**

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

**Business Rates:**

The unit has a 2017 rateable value assessment of £73,000.

For further details visit Gov.uk or contact the business rates department in 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 current service charge is £10,133.46 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:**

February 2020

Subject to Contract

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