

SHOPPING CENTRE PROPERTY / CLASS A1  
Unit 17 Headingley Central, Headingley



**Rent: £40,000 PA**

**Area**

685 Sq ft / 64 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**Green & Partners**

Adam Bindman

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**Location:**

Headingley, which is a busy suburb of Leeds, has a strong student and professional population, being recently ranked the 12th best High Street in England.

**Accommodation:**

The subject property is located within a busy shopping parade and is anchored by Sainsbury's, Superdrug and Wilko, with other retailers including Pizza Express, O2 and KFC.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	685	63.64
Mezzanine Ancillary	142	13.19
First Floor Ancillary	760	70.61

**Rent:**

We are seeking rental offers in the order of £40,000 per annum exclusive.

**Tenure:**

Available to let on a new lease for a term to be agreed, subject to 5 yearly upward only rent reviews

**Business Rates:**

The premises currently has a rateable value of £31,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at the local authorities.

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:**

There is an on-account service charge for the current year is to be confirmed.

**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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