

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 29 Headingley Central, Headingley



Rent: £32,500 PA

Ground Floor Area

540 Sq ft / 50 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Green & Partners

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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 and Superdrug with other retailers including Card Factory, Ladbrokes and O2.

Demise:	Sq Ft	Sq M
Ground Floor Sales	540	50.17
First Floor Ancillary	619	57.51

Rent:

We are seeking rental offers in the order of £32,500 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 £17,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% 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:

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

EPC:

Energy Performance Asset Rating - D

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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Leeds - Headingley



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Proudlove Ltd