



barkerproudlove
retail property consultants

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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

James Lamming

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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 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 £22,250.

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

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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