

LEEDS • 15-19 THE HEADROW



LOCATION

The Headrow runs from East to West through Leeds City Centre. It is home to landmarks such as the Town Hall, The Light, Leeds Art Gallery and Leeds Central Library.

As it is such a central location, there is a mix of retail, leisure and offices throughout. Notable occupiers fronting directly onto the Headrow include **Sports Direct**, **TK Maxx**, **Matalan**, **Argos**, **Curry's PC World**, **Starbucks** and **Browns**.

The Headrow is also one of the principal bus routes into the city from the surrounding areas, connecting the Northern, Eastern and Western areas of Leeds.

The subject premises occupy a prominent pitch towards the Eastern end of the Headrow, in close proximity to Briggate. Occupiers in the immediate vicinity include **Sports Direct**, **Paddy Power**, **Headrow House Beer Hall** and **Crash Records**.

The Northern Quarter of Leeds, which is an established leisure pitch is just a few minutes' walk away and is home to a range of bars and restaurants. Victoria Gate which is occupied by high end retailers is also a just short walk away.

TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £49,750 per annum exclusive.

The Tenant will be liable for service charge, please contact the leasing agents for further details.

ACCOMODATION

The property is arranged over ground floor and basement and provides the following net internal areas:

Ground Floor | 1,314 sq. ft. (122.1 sq. m.)

Basement | 821 sq. ft. (76.3 sq. m.)

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £74,500

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any leasing transaction.

VAT

All figures quoted are net of VAT and VAT may be payable in respect of this property.

PLANNING

This property has the benefit of A2 consent. Interested parties are advised to make their own enquiries with the local planning authority for further information.

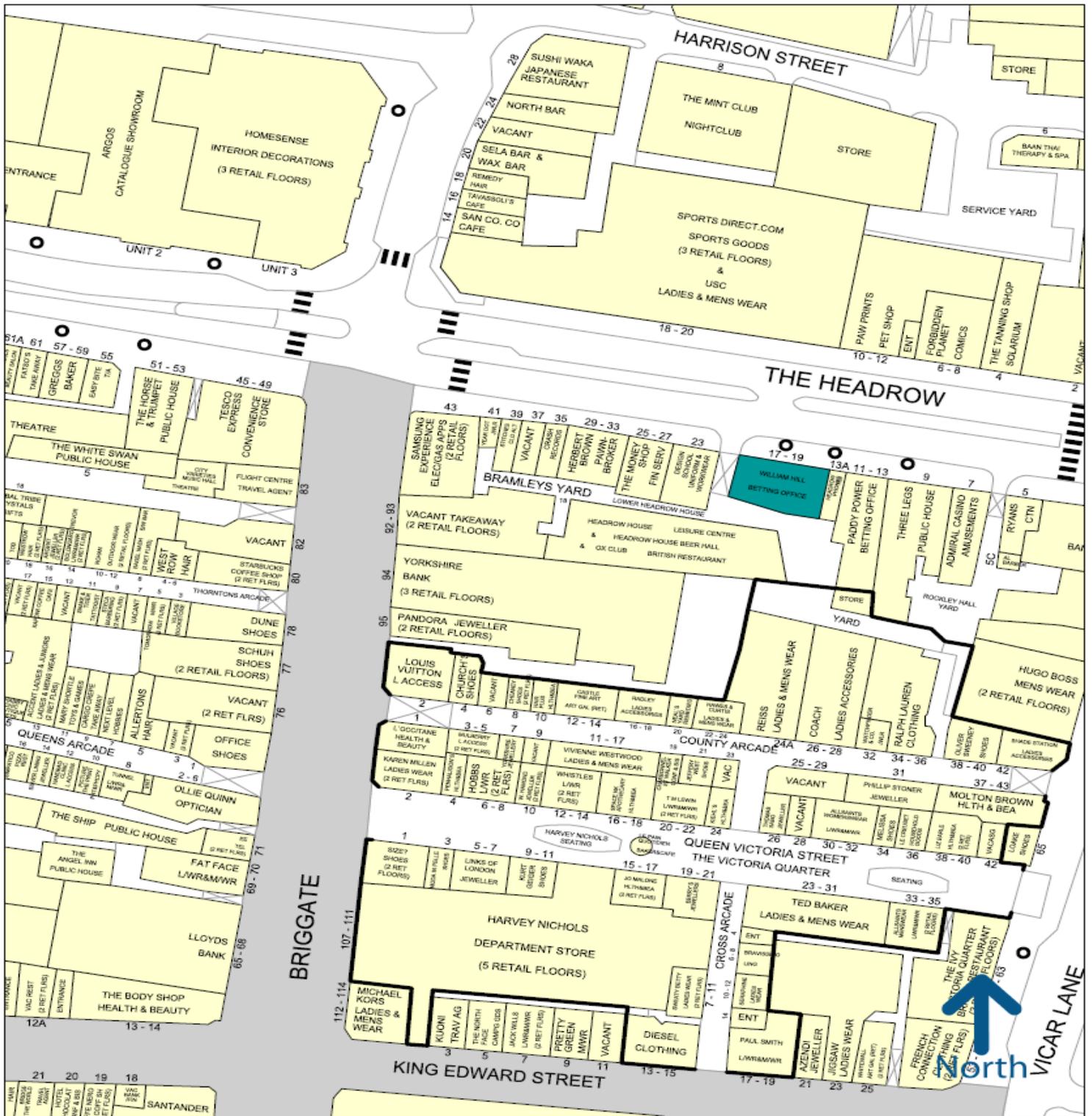
VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000
email: anthony@rj-ltd.co.uk or lawrence@rj-ltd.co.uk

Or our joint agents Brassington Rowan - 0113 242 2622

SUBJECT TO CONTRACT AND VACANT POSSESSION

PRIME SHOP TO LET



Experian Goad Plan Created: 30/10/2019
Created By: Rawstron Johnson



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