

## • PUDSEY • 27 LIDGET HILL •



### TERMS

The unit is available by way of new full repairing and insuring lease at a **commencing rent of £16,000 per annum exclusive.**

The Tenant will also be liable for service charge and insurance costs. Further details are available on request.

### RATING

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

**Rateable Value: £10,750**

The premises may require reassessing for rating purposes. 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 letting transaction.

### VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

### VIEWINGS

**Strictly via prior appointment through the letting agents Rawstron Johnson 0113 450 7000**

email [lawrence@rj-ltd.co.uk](mailto:lawrence@rj-ltd.co.uk) or [anthony@rj-ltd.co.uk](mailto:anthony@rj-ltd.co.uk)

or our joint agents ATC 0113 275 8758

**SUBJECT TO CONTRACT**

### LOCATION

Pudsey is a popular market town, located midway between Leeds and Bradford.

The town has a strong retail catchment and is home to a number of household names including **B&M**, **Boots** and **Sainsbury's**.

The subject property occupies a prime location fronting onto Lidget Hill in the heart of the towns prime retail core. The premises are adjacent to **St Gemma's Hospice** and opposite **Specsavers**.

Other nearby occupiers include **TUI**, **Yorkshire Building Society** and **Hay's Travel**.

There are numerous car parking facilities in the vicinity and the **Lidget Hill car park** is located directly behind the premises.

### ACCOMMODATION

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

**Ground Floor | 818 sq. ft. (76 sq. m.)**

## PRIME SHOP TO LET

RAWSTRON JOHNSON RETAIL AND LEISURE PROPERTY CONSULTANTS

5 YORK PLACE • LEEDS • LSI 2DR 0113 450 7000 [rj-ltd.co.uk](http://rj-ltd.co.uk)

Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.

