

• PUDSEY • 29 LIDGET HILL •



LOCATION

Pudsey is 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 **Hays Travel** and opposite **Specsavers**.

Other nearby occupiers include **TUI**, **Yorkshire Building Society** and **St Gemma's Hospice**.

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 | 704 sq. ft. (65.4 sq. m.)

TERMS

The unit is available by way of new full repairing and insuring lease at a **commencing rent of £15,400 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: £14,500

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 may 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 or anthony@rj-ltd.co.uk

or our joint agents Ackroyd Dent 0113 250 9596

SUBJECT TO CONTRACT

PRIME SHOP TO LET

RAWSTRON JOHNSON RETAIL AND LEISURE PROPERTY CONSULTANTS

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