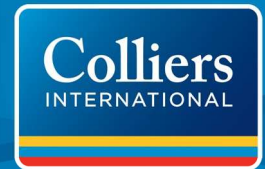


RETAIL OPPORTUNITY – TO LET

Leeds – Unit D Moor Allerton District Centre, LS17 5NY



- North Leeds principal retail destination
- 1,044 sq. ft. Ground Floor retail
- Nearby occupiers include 75,000 sq. ft. Sainsbury's, Homebase, Argos, Anytime Fitness, Costa Coffee, Habitat and The Little Gym.
- Unit F/G Under Offer to national homewares retailer

LOCATION

Moor Allerton District Centre is located 4 miles north of Leeds city centre, occupying a prominent position on the A6120 Ring Road at its junction with King Lane.

The subject unit is located to the middle of the retail parade offering a prominent position on site.

DESCRIPTION

The property forms part of Moor Allerton District Centre and is anchored by Sainsbury's and Homebase.

The district centre recently benefitted from a programme of investment works to improve the centre's car parking, lighting and facias.

This revitalisation has attracted new national occupiers including Argos, Anytime Fitness, Habitat and The Little Gym.

The subject unit is located immediately adjacent to the newly opened Costa Coffee and Holly House Veterinary Clinic (Independent Vetcare).

Other occupiers on site include Penny Fun Public House and Leeds City Council Community Hub, incorporating library function.

ACCOMMODATION

The premises comprise ground floor only and the following approximate Net Internal Areas:

Ground Floor Sales 1,044 sq. ft. 97 sq. m.

RENT

We are offering a new FRI lease at a rent of £22,500 per annum exclusive.

RATEABLE VALUE

The Rateable Value released April 2017 is £25,000.

All interested parties should refer to the agents for further information whilst making their own enquiries with Leeds City Council.

SERVICE CHARGE

To be confirmed.

COSTS

Each party is to be responsible for their own legal and all other professional costs.

EPC

An Energy Performance Certificate for the property is available upon request.

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

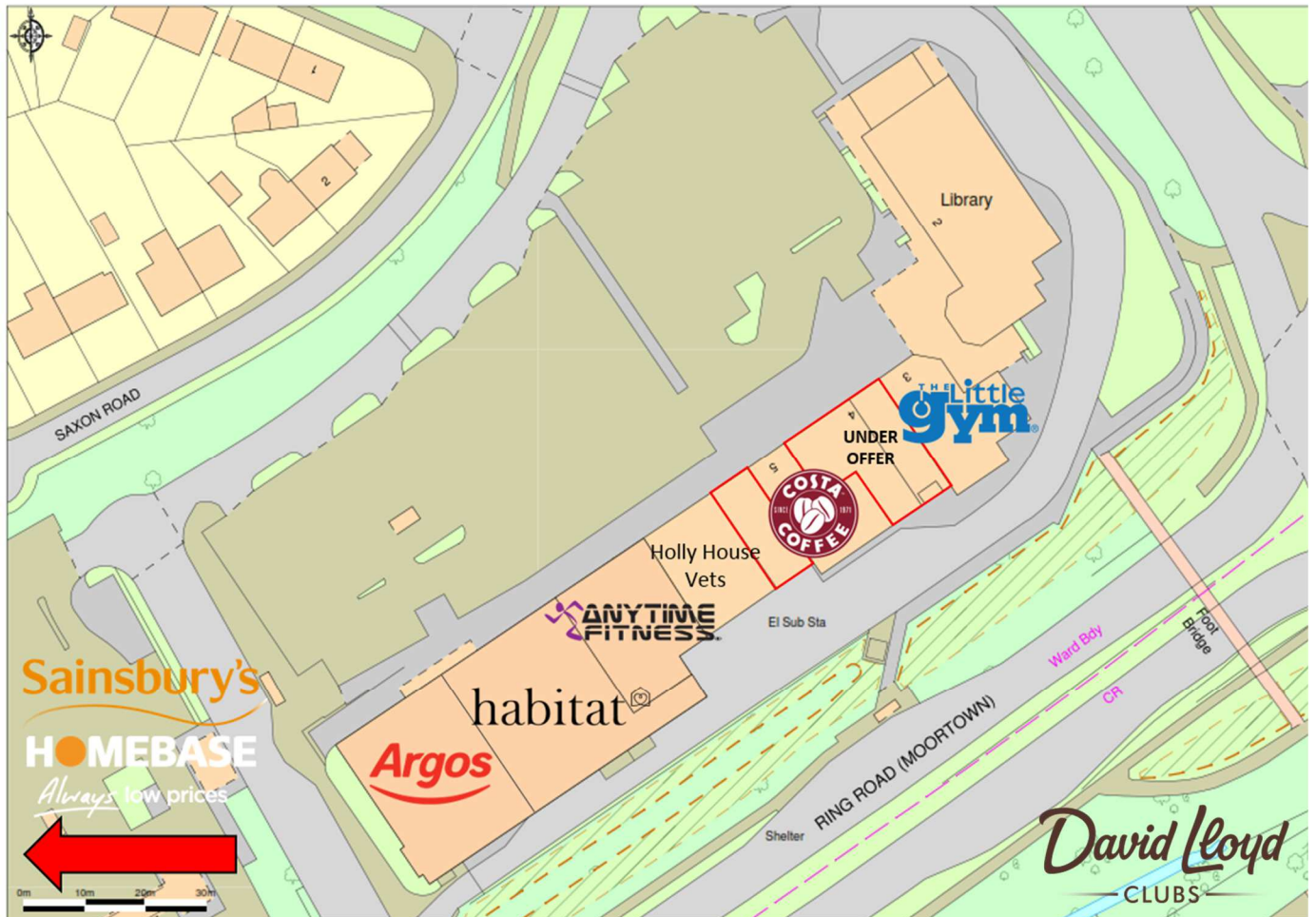
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Leeds – Unit D Moor Allerton District Centre



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