

LEEDS

15-19 THE HEADROW LS1 6PU

SHOP TO LET With A2 Consent

LOCATION

The Headrow, Leeds is one of the city centres principal thoroughfares. Running East to West through the city, The Headrow offers a mix of shopping, leisure, arts and office uses. It is a major bus route and is centrally located in the heart of Leeds.

This ever popular trading location is home to major stores for Argos, TK Maxx, Homesense and Matalan. The subject property is situated directly opposite Sports Direct / USC's flagship Leeds store. Other occupiers in the immediate vicinity include Samsung, Paddy Power and Barclays Bank. In addition there are established local traders such as Crash Records and Stitches.

ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:

| Internal Width | 14.17 m | 46' 6" |
|--------------------|------------|-------------|
| Shop Depth | 8.61 m | 28′ 3″ |
| | | |
| Ground Floor Sales | 122.1 sq m | 1,314 sq ft |
| Basement Ancillary | 76.3 sq m | 821 sq ft |

Nb. additional accommodation of c.185 sq m (c.2,000 sqft) is potentially available, separately accessed and arranged over the first and second floors of the building.

RENT

£ 49,750 per annum exclusive of rates and service charge.

LEASE

The premises are offered on a new effective FRI lease for a term to be agreed, subject to upward only rent reviews every 5 years.



RATES

We are advised the property is assessed as follows:-

| Rateable Value (2017) | £ 74,500.00 |
|-------------------------------------|-------------|
| UBR (2019/2020) | 50.4p |
| Estimated Rates Payable (2019/2020) | £ 37,548.00 |

For further details visit <u>www.voa.gov.uk</u> or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is being assessed. A copy of the EPC will be made available for inspection if required.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

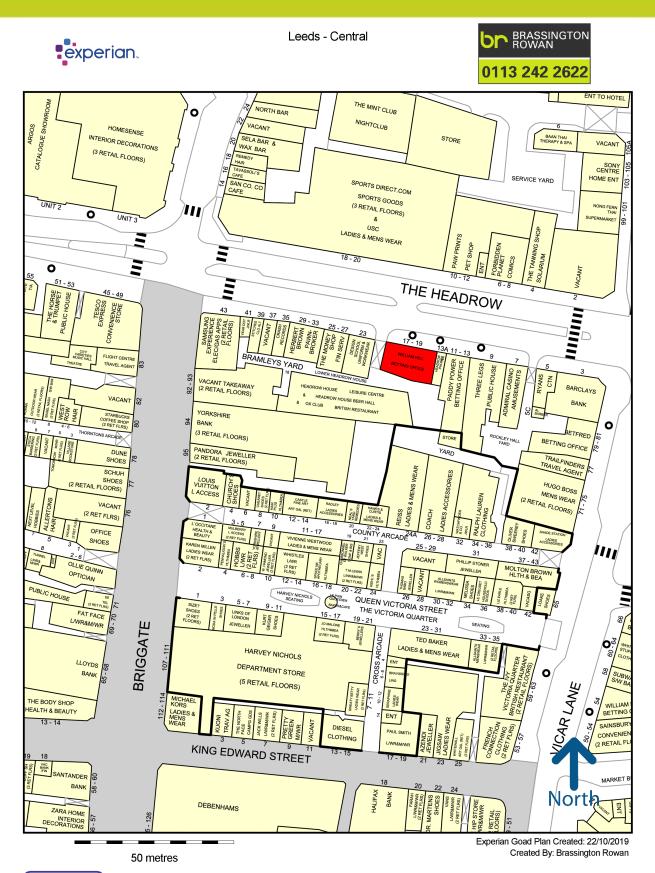
For further details or viewing arrangements please contact **Brassington Rowan:**

| Jason Oddy | 0113 383 3759 jason.oddy@brassrow.co.uk |
|-----------------|---|
| John Birtwistle | 0113 383 3758 john.birtwistle@brassrow.co.uk |

Or our joint agents Rawstron Johnson (0113 450 7000)

SUBJECT TO CONTRACT & VACANT POSSESSION

www.brassrow.co.uk 0113 242 2622



Map data

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