

# 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 [www.voa.gov.uk](http://www.voa.gov.uk) 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

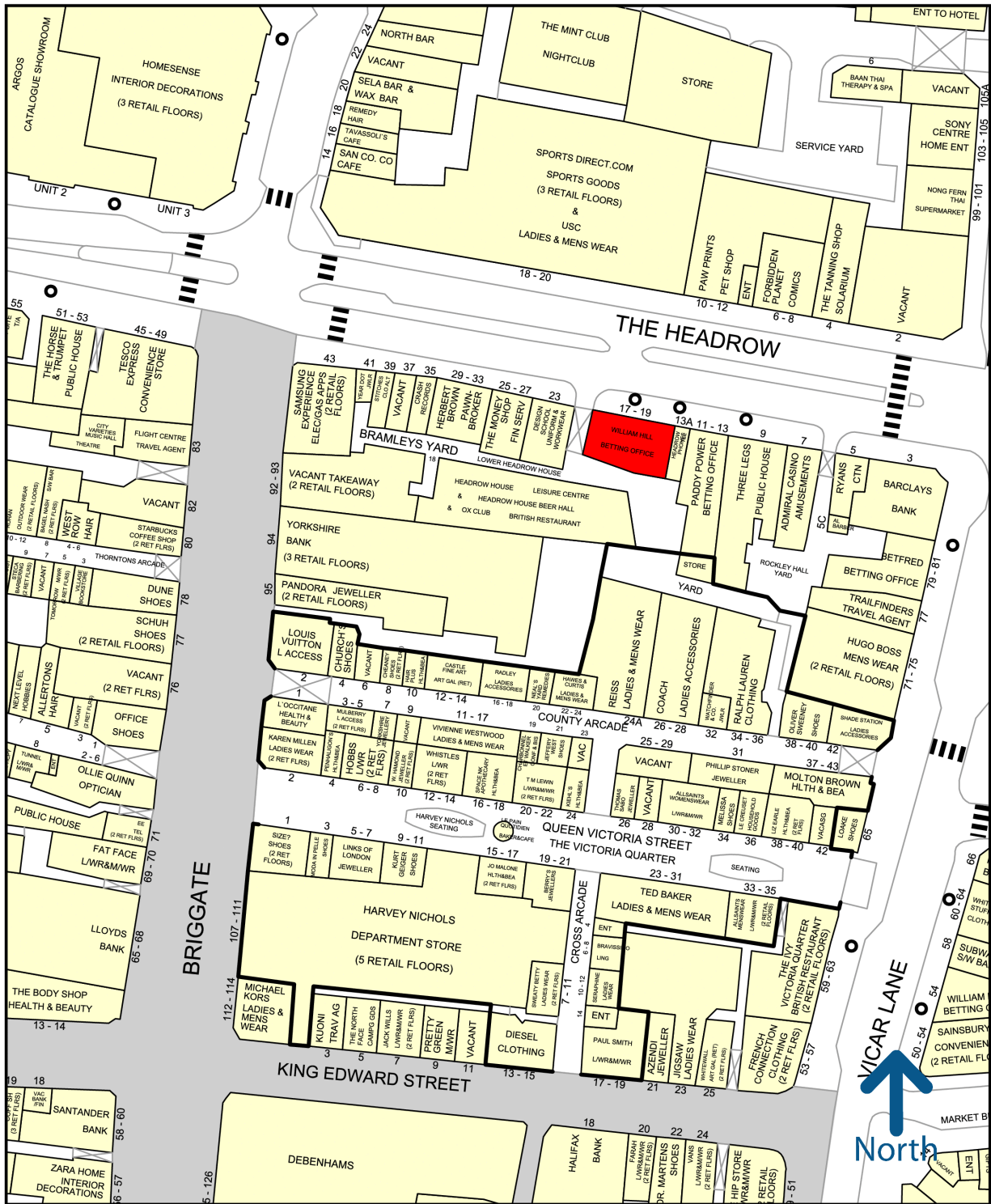
For further details or viewing arrangements please contact Brassington Rowan:

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Or our joint agents Rawstron Johnson (0113 450 7000)

**SUBJECT TO CONTRACT & VACANT POSSESSION**



Experian Goad Plan Created: 22/10/2019  
Created By: Brassington Rowan



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