

# On the Instruction of Lloyds Banking Group

## LEASEHOLD AVAILABLE

### HEADINGLEY, 5/7 North Lane, LS6 3HG



#### Location

Headingley is a suburb of Leeds in West Yorkshire, approximately 3 miles to the north-west of the city centre. The area is popular with students and young professionals and supports an array of independent and multiple occupiers. The property is situated on North Lane, near to the junction with Otley Road. Occupiers in the area include **Sainsbury's**, **Café Nero**, **Pizza Express** and **Santander**.

#### Description

The property is an amalgamation of two retail units arranged over ground and first floor. Ground floor comprises a large main sales area and interview rooms while the first floor comprises a staff room, WC's, ancillary storage space and the plant room.

There is a shared service yard to the rear of the property.

#### Key Features

- Leasehold Available
- Busy Town

#### Viewing

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#### Accommodation

Ground Floor	117.52 sq.m	1,265 sq.ft
First Floor	80.55 sq.m	867 sq.ft

**Total Floor Area**                      **198.07 sq.m**                      **2,132 sq.ft**

#### Tenure

The property is currently held on an existing lease expiring 28/09/2025 with a tenant option to determine the lease on 28/09/2020.

#### Rent

The current lease is passing at **£47,500** per annum exclusive of all other costs.

#### Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £36,750. The UBR for 2019/2020 is £0.491. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

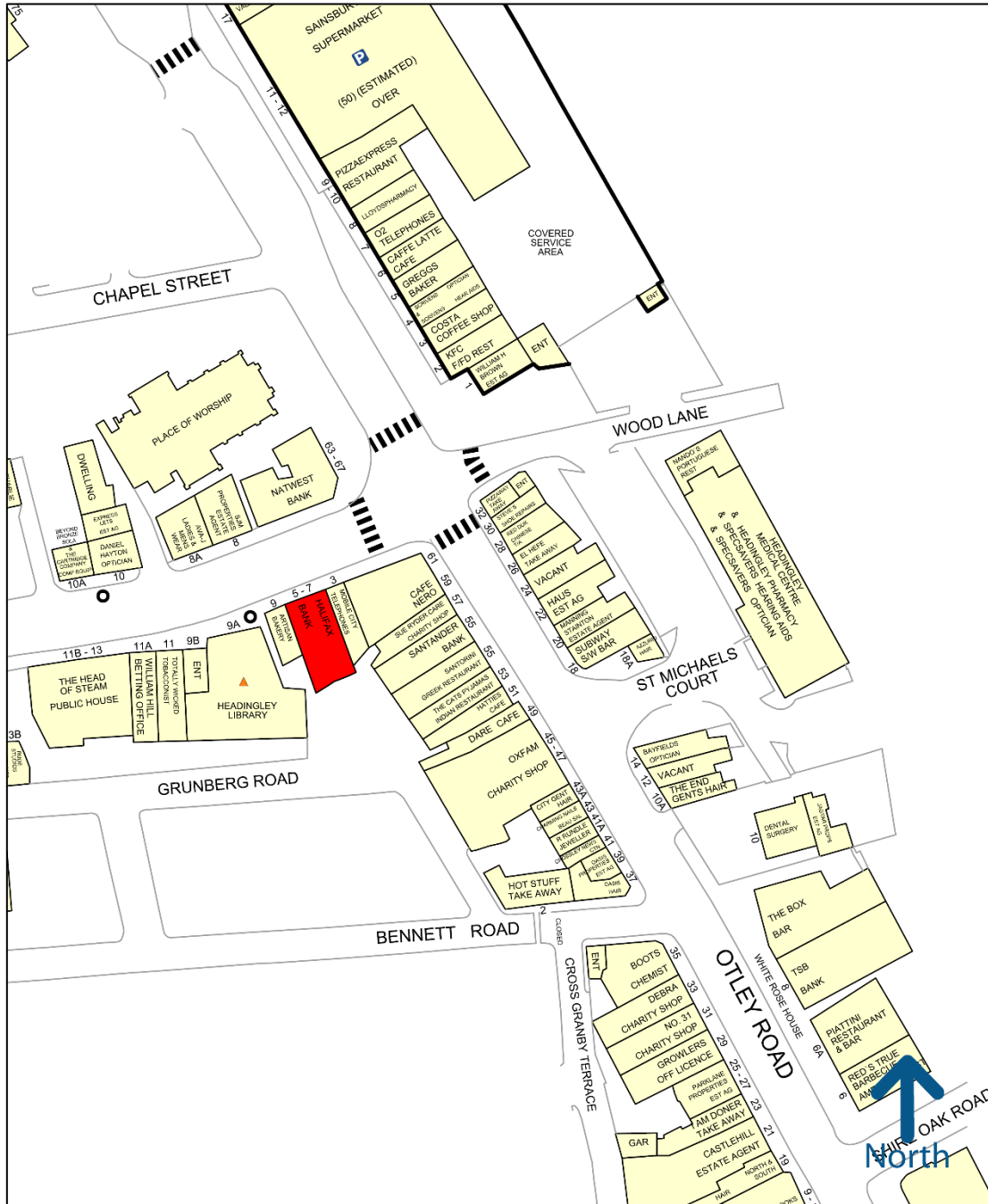
#### EPC

Available upon request.

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Not to scale.

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