

## Leeds 40 Woodhouse Lane



### Location

Woodhouse Lane is one of the main arterial routes into the heart of Leeds city centre. Therefore it is a busy road, popular with shoppers, students and office employees alike.

The subject property occupies a prime position on Woodhouse Lane close to one of the main entrances to the Merrion Centre. The unit is adjacent to **Costa Coffee** with other nearby occupiers including **Nevisport, Wilkinson, Jaldi Jaldi, Morrisons** and **Sainsbury's Local**.

There is also a strong mix of A4 operators nearby including: **Varsity, Oceana, Tiger Tiger, Yates', Picture House** and **Players**.

### Accommodation

The unit is to be arranged on the ground floor and first floors to provide the following approximate floor areas:

<b>Ground Floor (Sales)</b>	<b>136.93 sq m</b>	<b>(1,474 sq ft)</b>
First Floor (Storage)	78.41 sq m	(844 sq ft)

### Lease

The unit is available by way of a new 15 year Full Repairing and Insuring lease and is subject to 5 yearly upward only rent reviews.

### Rent

£47,500 per annum exclusive.

### Viewing and Further Information

Strictly by prior arrangement only with

Savills  
Ground Floor  
City Point  
29 King Street  
Leeds, LS1 2HL

[www.savills.co.uk/retail](http://www.savills.co.uk/retail)

- **Prime Retail Unit To Let**
- **Ground Floor Sales - 1,474 sq ft (137 sq m)**
- **Located close to the entrance to the Merrion Centre, adjacent to Costa Coffee and close to Sainsbury's and Nevisport (new store).**
- **Strong mix of A4 operators in the immediate vicinity.**
- **Subject to vacant possession.**

### Service Charge

The estimated service charge on account for 2011/2012 is £7,008.13.

### Rates

The Local Rating Authority has verbally advised us that the premises are assessed as follows:

Rateable Value	£36,750.00
Rates Payable (2012/2013)	£16,831.50

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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### Contact

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Savills 20/1/2012



50 metres

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# Energy Performance Certificate

Non-Domestic Building



40, Woodhouse Lane  
LEEDS  
LS2 8LX

Certificate Reference Number:  
0940-5978-0392-2920-0010

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 50 This is how energy efficient the building is.

.....Net zero CO<sub>2</sub> emissions

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	224
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	50.94

## Benchmarks

Buildings similar to this one could have rating as follows:

25	If newly built
67	If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.