

TO LET

LEEDS, 11 Boar Lane LS1 6EN



Key Features

- Leasehold Available
- High Footfall Location

Viewing

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Location

Leeds benefits from a population of circa 809,000 and sits approximately 45 miles north east of Manchester and 40 miles north of Sheffield.

The property is located on Boar Lane which forms part of the retail and leisure circuit at the southern part of Leeds city centre. Opposite the property is the entrance to The Trinity Centre which is Leeds main shopping destination, boasting footfall of 23 million per annum. The unit also benefits from being close to Leeds train station and a number of bus stops. National retailers in the vicinity include **Urban Outfitters**, **Up & Running** and **Greggs**.

Description

The unit provides a ground floor sales area with ancillary storage to the rear.

Approximate floor areas are as follows:

Accommodation

Ground Floor Sales	26.04 sq m	280.29 sq ft
Ground Floor Storage	12.34 sq m	132.83 sq ft
Total Floor Area	38.38 sq m	413.12 sq ft

Tenure

The property is available on a new lease for a term of years to be agreed.

Rent

Offers are invited at **£20,000** per annum, exclusive of all other outgoings.

Rates

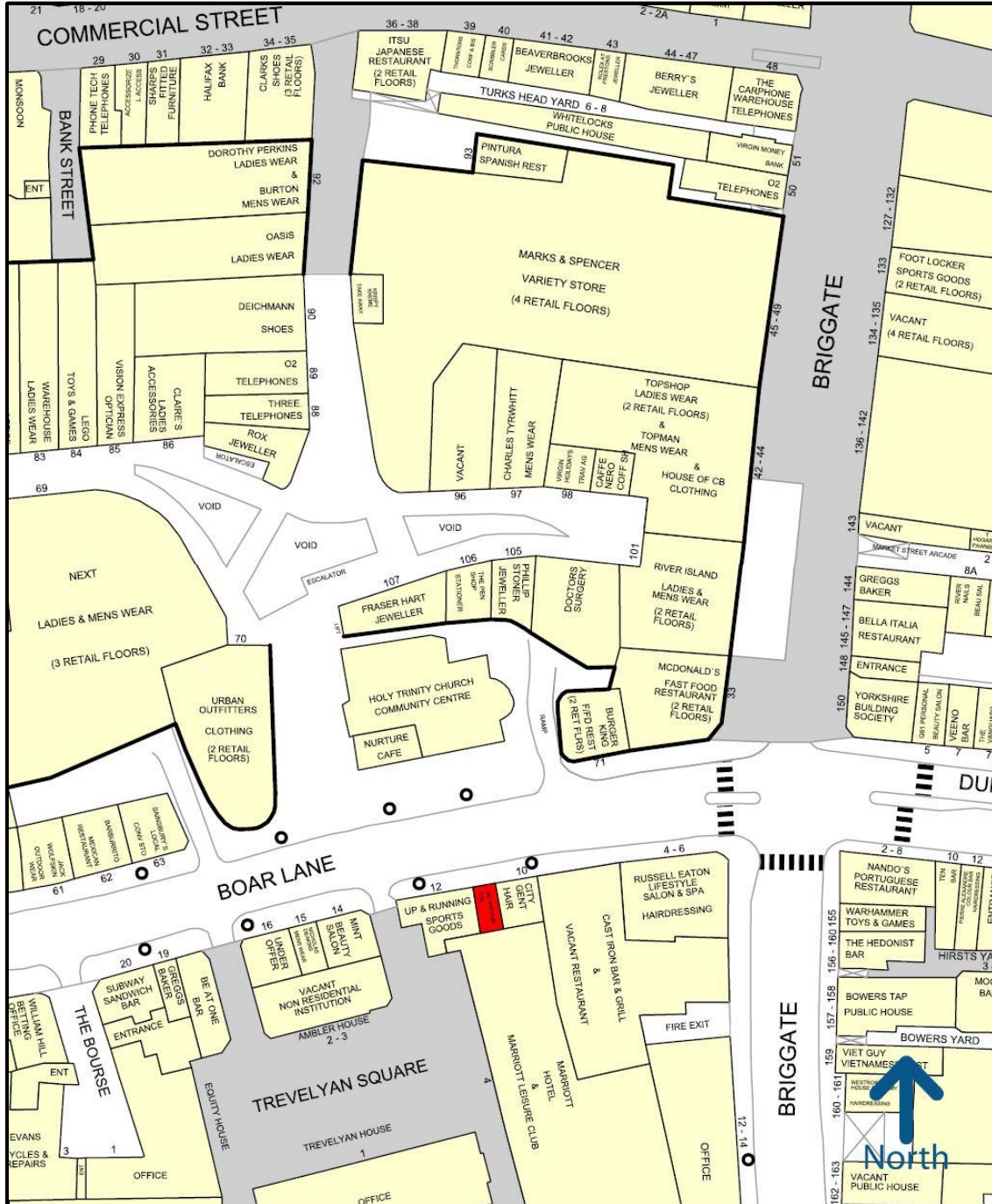
We are informed by the Local Rating Authority that the current Rateable value of the property is £16,250. The UBR for 2019/2020 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

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Not to scale.

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