

**RETAIL**

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**CARTER TOWLER**  
CHARTERED SURVEYORS

# TO LET

## PROMINENT RETAIL UNIT

1,536 sq ft (142.69 sq m)



- Adjacent to Co-op food store
- On-site parking
- Potential for many uses (subject to consents)

UNIT 1  
THE CO-OPERATIVE  
SWINNOW LANE  
LEEDS  
LS13 4RJ

**Unit 1, The Co-operative  
Swinnow Lane  
Leeds LS13 4RJ**

## **LOCATION**

The property is located on Swinnow Lane close to Stanningley and Pudsey, accessed just off Leeds outer ring road. Nearby occupiers other than The Co-op include a number of takeaway shops.

## **DESCRIPTION**

The property comprises part of a single storey purpose built convenience store. Internally the accommodation is finished to an open plan shell specification ready for an occupier to fit out. A new shop front will require installation.

Outside directly in front of the property is a customer car park.

## **ACCOMMODATION**

The property has a net internal floor area of 1,536 sq ft (142.69 sq m).

## **RATING**

The property will need re-assessing for rating purposes and initial enquiries should be directed towards the Local Rating Authority.

## **ENERGY PERFORMANCE CERTIFICATE**

The unit has an Energy Performance Asset Rating of C. Further information can be provided.

## **LEASE TERMS**

The property is available by way of new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of **£15,000 per annum exclusive** of rates, services, service charge, VAT and all other outgoings.

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## **VIEWING / FURTHER INFORMATION**

For further information or to arrange a viewing please call the sole letting agents:-

**CARTER TOWLER LIMITED**  
**0113 245 1447**

**Pete Bradbury**  
[petebradbury@cartertowler.co.uk](mailto:petebradbury@cartertowler.co.uk)

**Max Vause**  
[maxvause@cartertowler.co.uk](mailto:maxvause@cartertowler.co.uk)

**(REF: MV.CM. 18763)**

**Details prepared October 2018**



# H. M. LAND REGISTRY

NATIONAL GRID PLAN

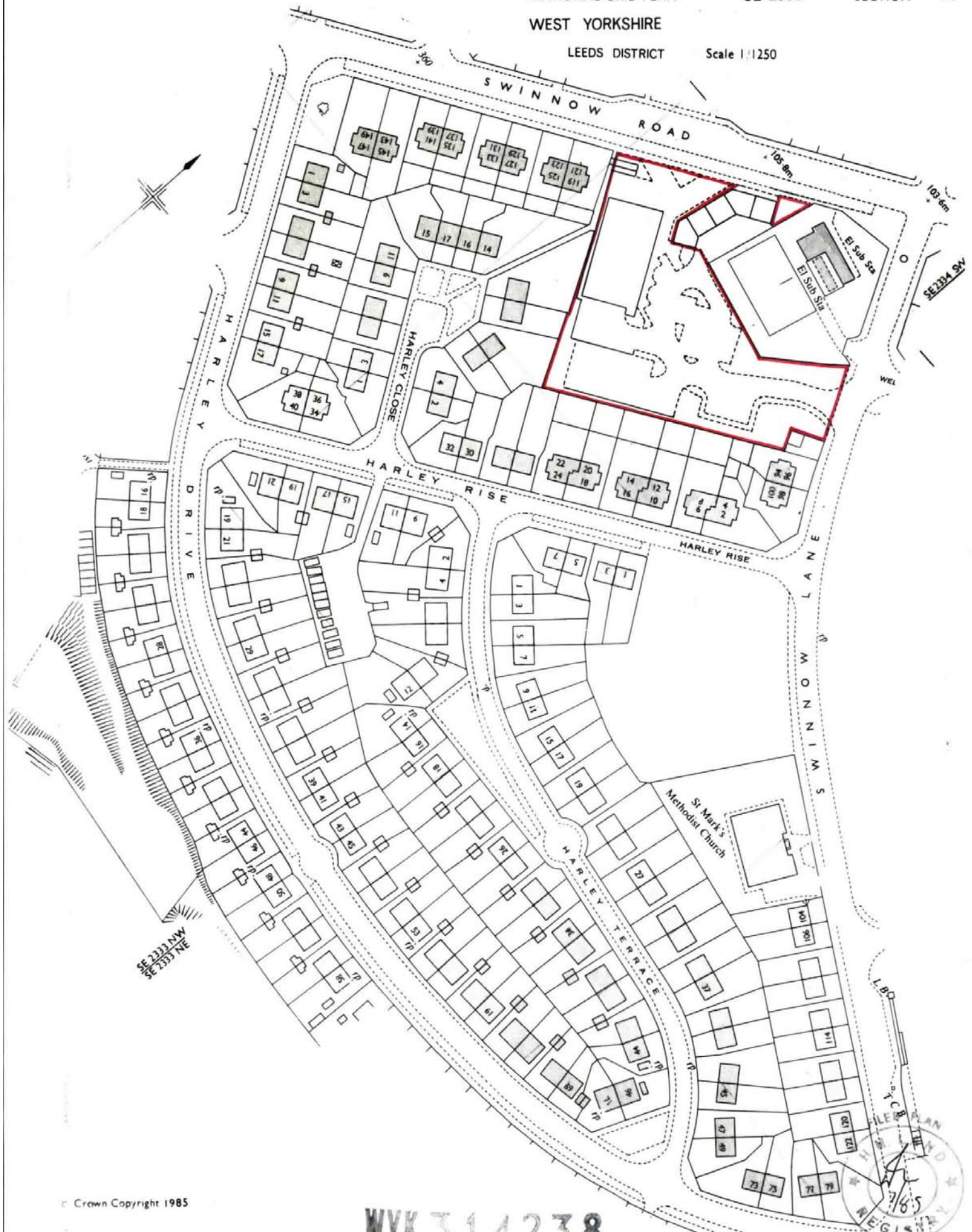
SE 2333

SECTION M

WEST YORKSHIRE

LEEDS DISTRICT

Scale 1/1250



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## WYK 314238

