

CLASS E UNIT TO LET - SUBJECT TO VACANT POSSESSION

PROMINENT CORNER HIGH FOOTFALL POSITION

LEEDS

65-69 The Headrow



Key Highlights

- Located on the junction of The Headrow and Lands Lane, the subject property occupies a highly prominent position within Leeds city centre.
- The unit benefits from significant passing footfall, with a return frontage onto the pedestrianised Lands Lane, being the principal link from the Headrow to Trinity Shopping Centre.
- Nearby occupiers include: **Matalan, Cotswold, Footasylum, Ann Summers, Greggs, TK Maxx, Argos, Homesense, Sainsburys and Sports Direct.**

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

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The property is arranged over the ground and first floor providing the following approximate net internal floor area:

Ground Floor:	1,405 sq ft	130.5 sq m
First Floor:	894 sq ft	83 sq m
Total:	2,299 sq ft	213.5 sq m

£80,000 per annum exclusive.

The property is available by way of an effectively full repairing and insuring lease on terms to be agreed.

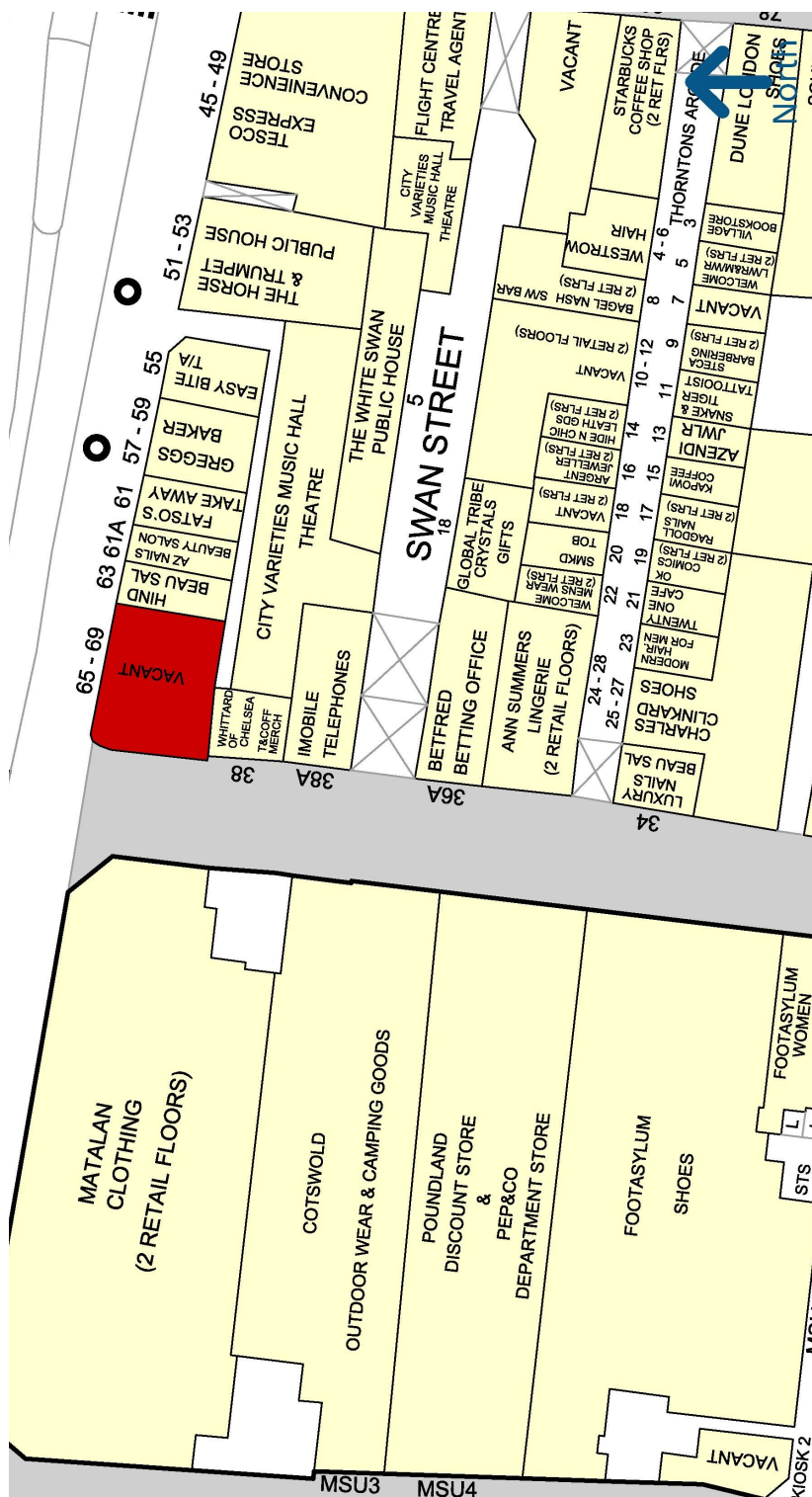
Rateable Value: £109,000
 UBR (2020/2021): £0.512
 Rates Payable: £55,808 pa
 (Interested parties are advised to make enquiries with the Local Authority.)

The estimated on account service charge for 2021/2022 is £1,495 per annum.

Rating C-71.

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing strictly by appointment with Savills.



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April 2021

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