

# LEEDS

## 53 WADE LANE

### A1/A3 UNIT TO LET WITH MINI-MARKET POTENTIAL

### PROMINENT LOCATION IN MIXED-USE AREA



#### LOCATION

Wade Lane is a busy arterial route into Leeds city centre popular with shoppers, students and office workers.

The subject property occupies a prominent position on Wade Lane close to the newly refurbished entrance to the Merrion Centre. The unit is between Workout World and William Hill with other nearby occupiers including Fuji Hiro Restaurant and Big Bite Deli.

The property is also close to several office blocks such as Lloyds Banking, Opal 3 (student housing) and the new Premier Inn Hotel.

#### ACCOMMODATION

The unit provides the following approximate dimensions and floor areas:-

Internal Width	9.27 m	30'5"
Shop Depth	14.07 m	46'2"
Ground Floor	119.56 sq m	1,278 sq ft

The premises are capable of sub-division and concession space may be available.

#### LEASE

Available to let on a new fully repairing and insuring lease, for a term of years to be agreed.

#### RENT

Offers in the region of £ 27,500 per annum, exclusive are invited for the whole.

Concession space and all-inclusive rents on application.

#### RATES

We are verbally advised the property is assessed as follows:-

Rateable Value	£ 24,000
UBR (2012/2013)	45.8p
Rates Payable (2012/2013)	£ 10,992

This firm gives no warranty that these figures are accurate and interested parties are advised to make their own enquiries with Leeds City Council (Tel: 0113 247 6983). The Rates Payable may be subject to transitional relief.

#### VAT

Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

#### VIEWING AND FURTHER INFORMATION

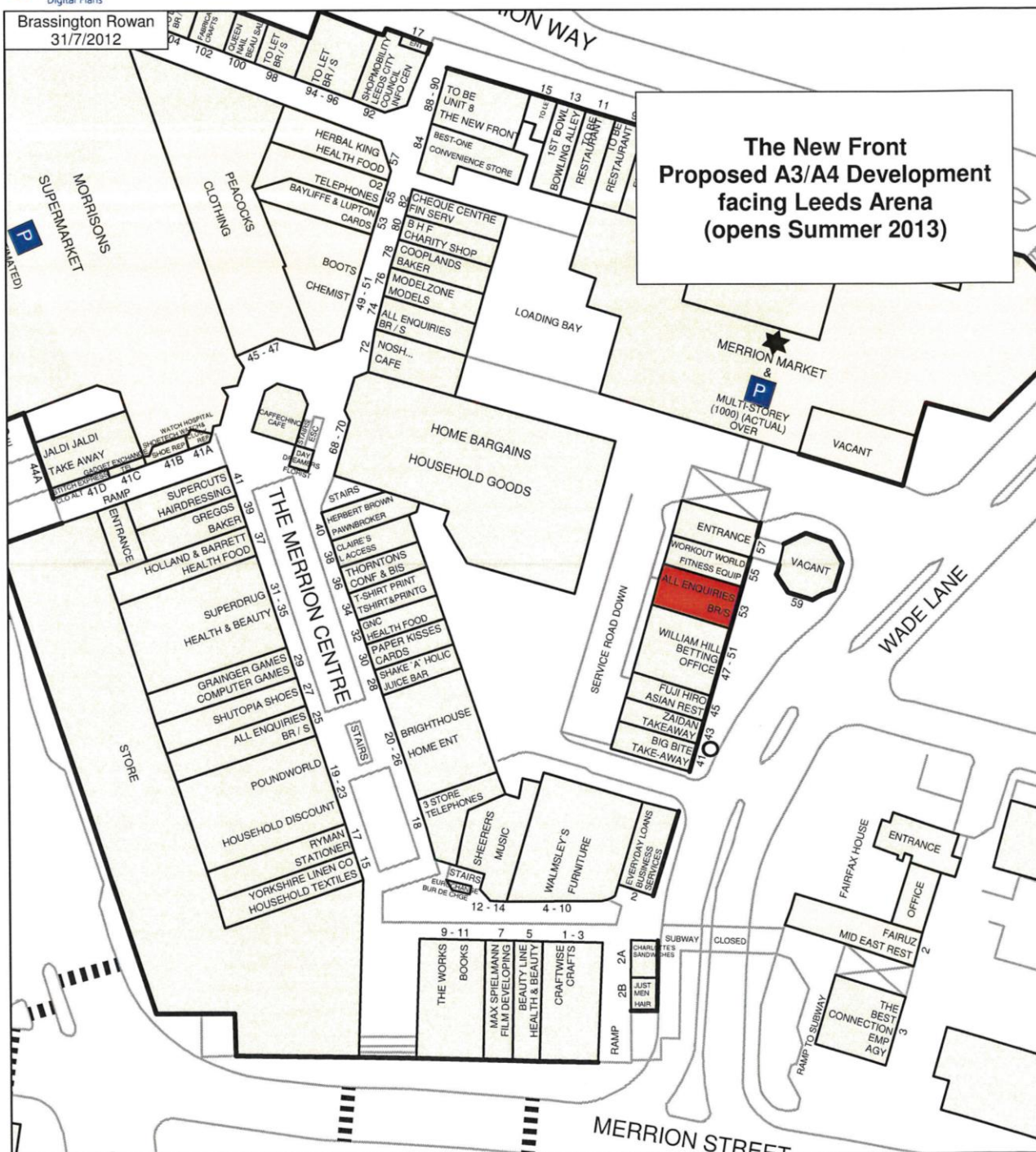
Please direct all enquiries to the joint agents:-

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#### SUBJECT TO CONTRACT



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