

RETAIL UNIT TO LET

LEEDS

1-2 New Station Street



KEY HIGHLIGHTS

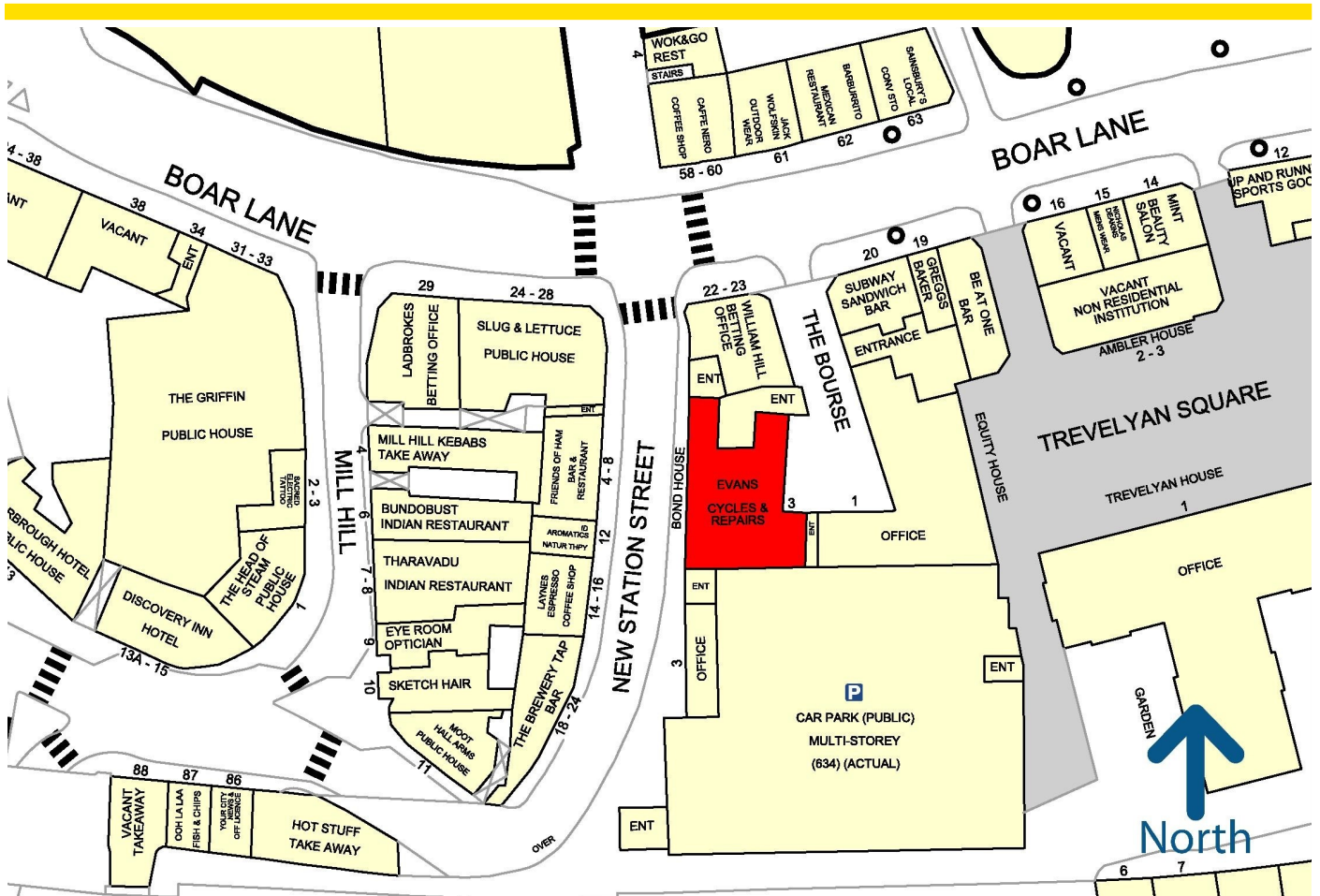
- The subject property is located at the busy junction of Boar Lane and New Station Street. The street itself is one of the main pedestrian routes that links the train station to the shopping areas of Briggate and Trinity via Boar Lane.
- Nearby occupiers include **Caffe Nero, Slug and Lettuce, Sainsbury's Local, Barburrito and Jack Wolfskin**. Other occupiers in the vicinity include **Be at One, Brewery Tap, Laynes Espresso and Friends of Ham**.

The property is arranged over ground, lower ground and mezzanine floors comprising of the following approximate areas:

Ground:	249 sq m	2,678 sq ft
Lower Ground Floor:	176 sq m	1,891 sq ft
Mezzanine:	48 sq m	519 sq ft
Rent:	Upon Application.	

SAVILLS LEEDS

Ground Floor, City Point
29 King Street
Leeds LS1 2HL
savills.co.uk



Rent: Upon Application.

Tenure: The property will be available to let on a new 10 year effectively Full Repairing and Insuring Lease, subject to 5 yearly rent reviews.

Service Charges: Upon Application.

Legal Costs: Each Party to be responsible for their own legal and professional costs incurred in this transaction.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £73,000

Rates Payable: (2019/20): £36,792

(Interested parties are advised to make enquiries with the Local Authority).

EPC: Available upon request.

CONTACT

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DATED: April 2019

