

# Upon the Instructions of JD Sports Leasehold Available

## LEEDS, MSU1/MSU5 Lands Lane, LS1 6JE



### Key Features

- Prime Position
- Lands Lane Frontage
- Forms part of the Core Shopping Centre.
- Confidential

### Viewing

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### Location

The property is located in a prominent position, fronting the busy pedestrianised retail parade Lands Lane, in the heart of Leeds City Centre. The unit also forms part of 'The Core' retail and leisure scheme and sits adjacent to **HMV**. Other nearby major occupiers include **Levi's**, **Foot Asylum**, **Card Factory** and **Byron**. **Costa** and **Ask** are due to open on Lands Lane in summer 2018.

### Description

The premises benefit from trading levels at both ground and first floor, with further storage accommodation located in the basement. The unit benefits from dual frontages to both Lands Lane and the internal mall of The Core Shopping Centre.

### Accommodation

<b>Ground Floor</b> (sales)	664.54 sq m	7,153 sq ft
Gross Frontage (inc return)	47.07 m	154' 04"
Net Frontage	23.04 m	75' 06"
Shop Depth	50.77 m	166' 05"
Shop Width	16.49 m	54' 10"
<b>First Floor</b> (sales)	601.64 sq m	6,476 sq ft
Gross Frontage	23.07 m	75' 07"
Shop Depth	24.89 m	81' 06"
Shop Width	17.61 m	57' 07"
Basement (ancillary)	246.84 sq m	2,657 sq ft
<b>Total Floor Area</b>	<b>1,513.02 sq m</b>	<b>16,326 sq ft</b>

The premises could potentially be split to suit specific size requirements.

### Tenure

The property is occupied under an existing lease which expires 23<sup>rd</sup> June 2024.

### Rent

#### Rent Upon Application.

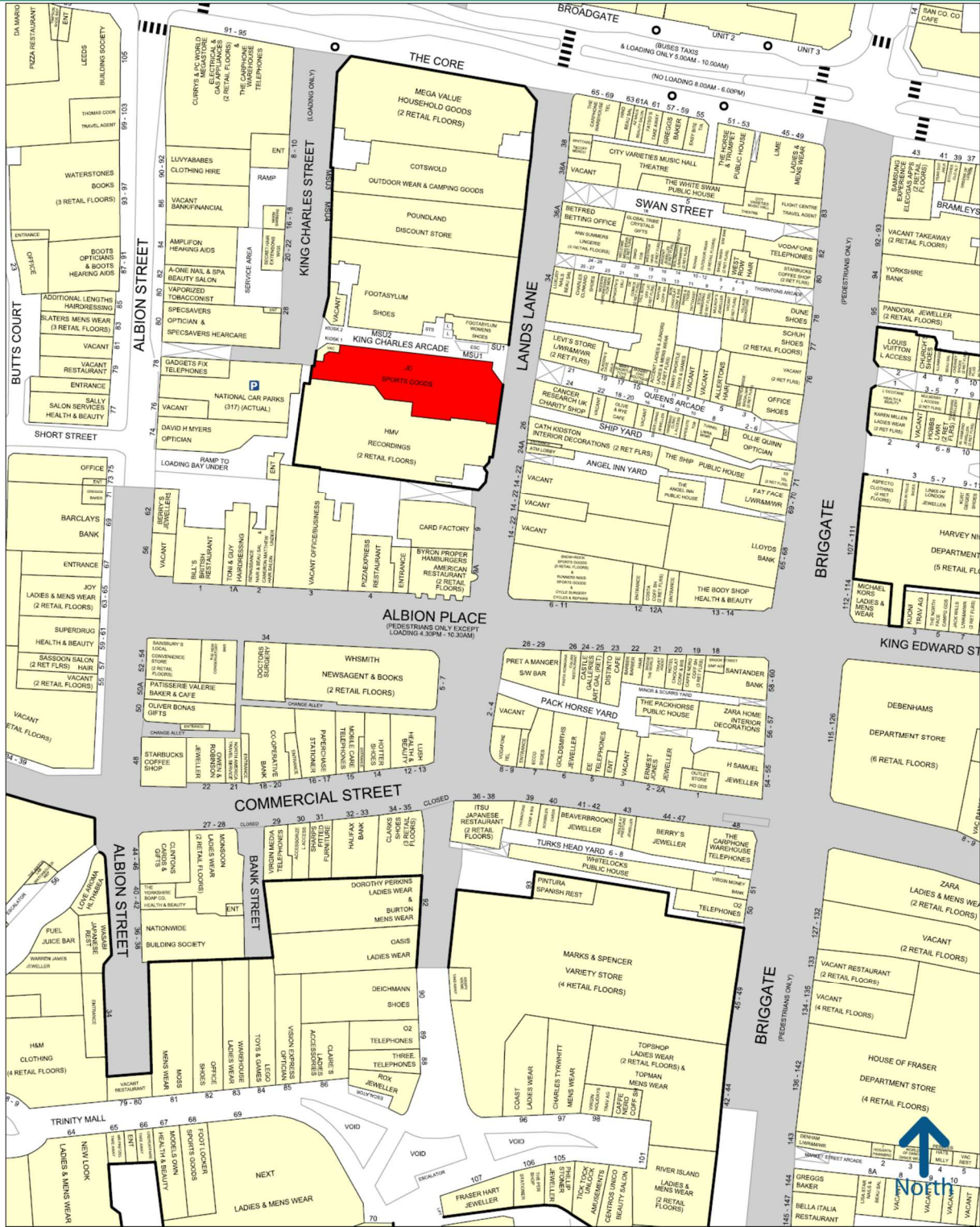
### Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £226,000. The UBR for 2018/2019 is 49.3p. 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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