



Unit 2

385 Kirkstall Road, Leeds, LS4 2EZ

**Prominent Retail Unit
fronting Kirkstall Road (A65)
with Shared Car Parking
Adjacent to Asda**

3,633 sq ft
(337.52 sq m)

- Prominent retail unit extending to c. 3,633 sqft
- Located on Kirkstall Road (A65), one of Leeds' principal arterial routes with approx. 30,000 vehicles passing the scheme a day.
- Adjacent to Asda, Jetts Fitness, Greggs and Starbucks (Drive Thru)

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Summary

Available Size	3,633 sq ft
Rent	£65,000 per annum
Rates Payable	£18,049.50 per annum
Rateable Value	£47,250
Service Charge	£8,250.29 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (30)

Description

The property comprises a highly prominent retail warehouse unit extending to approximately 3,633 sq ft, occupying a strategic roadside position within an established commercial destination on Kirkstall Road. The accommodation is arranged to provide open-plan retail sales space with excellent frontage and visibility and separate storage area (with a roller shutter door), staff wc and office in the rear, together with shared customer parking to the front and servicing facilities to the rear.

The unit is considered suitable for retail and roadside operators seeking strong brand exposure within one of Leeds' busiest out-of-centre retailing locations in Leeds.

Location

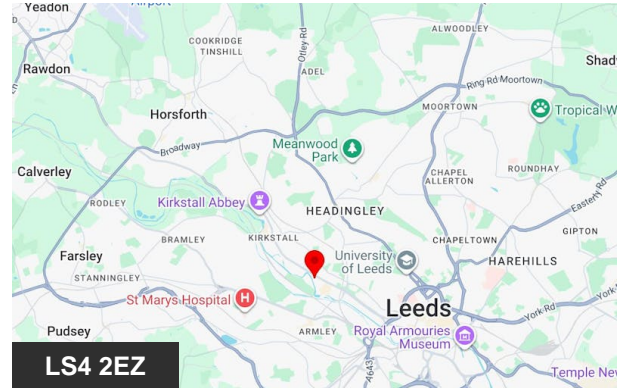
The property occupies a prime position on Kirkstall Road (A65), a major arterial route providing direct access between Leeds City Centre and the affluent suburbs of Headingley, Kirkstall and Horsforth. The surrounding area is an established retail and trade destination, characterised by a strong mix of national retailers, leisure operators and roadside occupiers.

The scheme benefits from significant passing traffic volumes throughout the day together with a substantial surrounding catchment including dense residential accommodation, large student populations and nearby office and industrial employment areas. The location also benefits from excellent accessibility via the wider Leeds road network, with convenient connections to the A6110 Ring Road and Junction 2 of the M621 Motorway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Former One Below	3,633	337.52	Available
Total	3,633	337.52	



Viewing & Further Information



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PRIME RETAIL LOCATION

Established retail park with strong national occupiers



STRONG FOOTFALL

Located within a well-established retail destination



EXCELLENT ACCESS

Direct access to Kirkstall Road (A65) and major road networks



DIVERSE OCCUPIERS

Surrounded by leading national retailers and strong brands