



## Unit B40, Leeds University Union

Lifton Place, Leeds, LS2 9JZ

### Student Union Leisure Unit

**975 sq ft**

(90.58 sq m)

- High footfall
- Prominent location within Student Union building
- Suitable for a variety of uses (STP)



## Summary

Available Size	975 sq ft
Rent	£22,000 per annum
Rates Payable	£12,849.25 per annum
Rateable Value	£25,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

The unit comprises a small leisure unit located within the food hall area in Leeds Student Union. The unit is fitted out with kitchen and extract equipment and is divided into a front waiting/order area, kitchen/prep area to the middle and storage to the rear. Leeds University Union is a busy area with a good mix of food and retail offerings including Cooplunds and The Co-op.

## Location

The property is situated within the Student Union, in the heart of Leeds University. Union Square is a large seating area for students and has a central food and beverage location within the Union. The area is also used for events and pop-up activity which drives additional footfall into the space.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	710	65.96
Ground - Ancillary	265	24.62
<b>Total</b>	<b>975</b>	<b>90.58</b>

## Terms

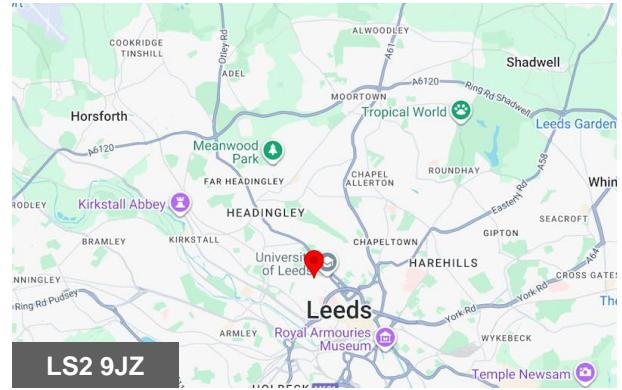
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £22,000 per annum exclusive of business rates, VAT, utility costs, service charge, insurance and all other outgoings.

## Service Charge

There is an annual service charge payable based on 10% of the quoting rent.

## Planning

We understand the property has E Class planning however advise interested parties to make their own enquiries via the local authority.



## Viewing & Further Information



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