



**172 / 172A Woodhouse Lane**

Leeds, LS2 9HB

**PROMINENT CAFE /  
COFFEE SHOP WITH  
RESIDENTIAL UPPER  
FLOORS**

**745 sq ft**  
(69.21 sq m)

- POPULAR UNIVERSITY LOCATION
- HIGH FOOTFALL
- UPPER FLOORS RESIDENTIAL INCLUDED (CAN BE SUBLET)

## Summary

<b>Available Size</b>	745 sq ft
<b>Rent</b>	£38,000 per annum
<b>Rates Payable</b>	£5,825.50 per annum
<b>Rateable Value</b>	£15,250
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (52)

## Description

The building comprises a mid-terrace four storey property that forms part of a popular parade, home to a variety of independent businesses and opposite the Leeds University Parkinson Building. The property comprises a ground floor and basement retail unit, with a self-contained 3 bed flat on the upper floors.

## Location

The property is set within the heart of the University Quarter of Leeds, within close proximity to the University of Leeds and Leeds Beckett University. The building is located on the busy arterial road of Woodhouse Lane, providing a prominent location with high footfall, with the majority of the footfall being students from the university. The area includes numerous student accommodation as well as the university buildings and a variety of retail and leisure occupiers, with Woodhouse Lane being a busy bus route from the city centre out to Headingley.

## Accommodation

The property comprises a retail unit on the ground floor and a 3 bed flat in the upper floors, accessed separately via a door to the rear of the property. The retail unit comprises the following areas:

Name	sq ft	sq m
Ground	520	48.31
Basement	225	20.90
<b>Total</b>	<b>745</b>	<b>69.21</b>

## Terms

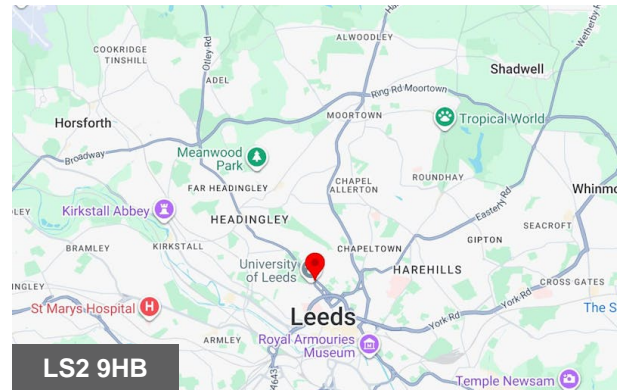
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. The quoting rent is £38,000 per annum.

## Planning

We understand the property currently benefits from Use Class E. Interested parties are advised to check with the local authority.

## Legal Fees

Each party is to be responsible for their own legal fees.



## Viewing & Further Information



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