



Unit 2, 133/141 The Headrow

Leeds, LS1 5RD

City Centre Retail Unit

1,072 sq ft
(99.59 sq m)

- Prominent location
- Suitable for a variety of uses (STP)



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Summary

Available Size	1,072 sq ft
Rent	£25,000 per annum
Rates Payable	£9,168 per annum
Rateable Value	£24,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

The available space comprises a ground floor unit forming part of a mixed use building in the centre of Leeds. The accommodation benefits from excellent floor to ceiling height and large glazed window frontage. The unit is mainly open plan in layout with rear w/c.

Location

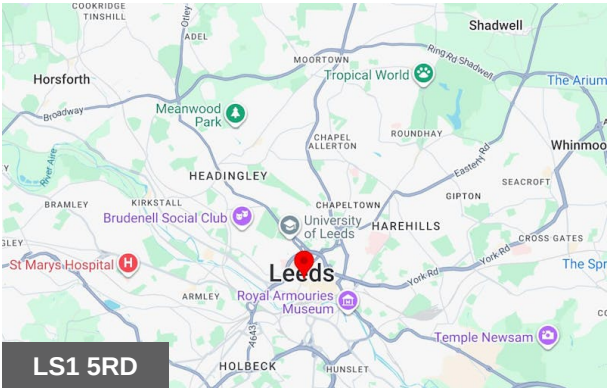
The property is prominently positioned on The Headrow in Leeds City Centre, directly opposite Leeds Town Hall and Art Gallery. This part of the city has a mix of office, residential, retail and leisure uses. Leeds Train Station and the main retail core of the city are located nearby. Other occupiers in the locality include Optimax Eye Clinic, Caffè Nero, Browns Bar and Greggs.

Terms

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at an annual rent of £25,000, exclusive of business rates, VAT, service charge, utility costs, insurance and all other outgoings.

Planning

We understand the current use class for the unit to fall under Sui Generis and therefore the property will require a change of use prior to occupation.



Viewing & Further Information



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Plotted Scale - 1:1,000

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