



Unit 11, Leeds University Union

Lifton Place, Leeds, LS2 9JZ

Student Union Retail/Leisure Unit

567 sq ft
(52.68 sq m)

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

Summary

Available Size	567 sq ft
Rent	£20,000 per annum
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The unit comprises a small open plan retail/leisure unit just inside the retail entrance to Leeds Student Union. The unit is glass fronted with an electric roller shutter door, and a small storage space at the back of the unit. The retail entrance is a busy entrance and exit point into the Union.

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	567	52.68
Total	567	52.68

Terms

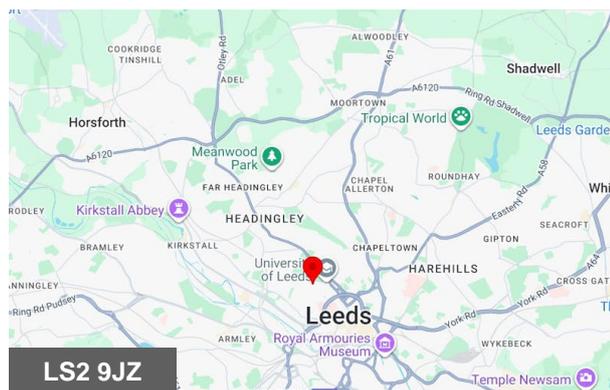
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £20,000 per annum exclusive of business rates, VAT, utility costs, service charge, insurance and all other outgoings.

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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