



**27 NORTH LANE
HEADINGLEY
LEEDS, LS6 3HW**

TO LET

Retail unit on popular parade

Ground Floor Sales: 436 sq ft (40.5m²)

First Floor: 672 sq ft (62.5m²)

Location

Headingley is a prosperous suburb of Leeds and has historically provided the focal point for student accommodation. This has supported its strong neighbourhood shopping facilities and abundant nightlife with bars and restaurants nearby.

The property occupies a prominent position on North Lane, close to its junction with Cardigan Road.

Description

The property is of two storey stone construction under a pitched slated roof with a net shop frontage of 17ft. The ground floor provides clear retail space with ancillary staff area to the rear. The first floor provides a sales/storage area with further storage available in the basement. There is a yard to the rear of the property for access.

Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice 6th Edition, the accommodation provides the following approximate net internal areas:

Ground Floor – Sales Area	436 sq ft (40.5m ²)
First Floor	672 sq ft (62.5m ²)
Basement	418 sq ft (38.8m ²)

Terms

The shop unit is offered by way of an existing lease which expires on 31st July 2011 and has a current passing rent of £12,000 p.a. The lease is on a full repairing and insuring basis, subject to a schedule of condition.

Business Rates

According to the Valuation Office Agency website, this property has a current 2005 rateable value of £8,400. Interested parties are advised to make their own enquiries in this respect.

Viewing/Further Information

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 2395777 or Matt Mitchell on 0113 2395778

SUBJECT TO CONTRACT

Details prepared August 2009

SPD/LPJ

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MISDESCRIPTIONS ACT 1991

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