

# SHOP To Let LEEDS

Unit 2,  
133/141 The Headrow



## LOCATION

The shop is prominently located directly opposite Leeds Town Hall and Art Gallery on the busy Headrow.

There are offices above and a number of other large office buildings immediately nearby such as Gallery House with student accommodation in the Atheneum Building and apartments in neighbouring Victoria House.

Ground floor occupiers nearby comprise a mix of uses including Savers, Optimax Eye Clinic, Hidden Hearing, and a Local C-Store.

## ACCOMMODATION

The shop provides accommodation arranged at ground floor only and was formerly occupied by William Hill.

The shop currently provides a sales area, customer toilets, staff accommodation and storage space.

		sqm	sqft
Ground	Showroom	99.60	1,072
	Total	99.60	1,072

## TENURE

The property is offered to let on a new FRI lease for a term of 10 years with upward only rent review at the end of year 5.

## RENT

**£25,000** per annum exclusive.

## EPC

The property falls within band C.

## BUSINESS RATES

According to the VOA web site we understand the property has a rateable value of £28,250. Rates payable at the current UBR of 51.2p are £14,464.

## ANTI MONEY LAUNDERING

Tenants will be required to provide full AML information.

## COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

## VIEWING

Strictly by appointment through the sole agents:

**David Thompson**  
**Rees Denton**  
07747 008462  
davidt@reesdenton.com

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