

LEEDS

37 THE HEADROW LS1 6PU

SMALL SHOP TO LET



LOCATION

The Headrow, Leeds is one of the city centres principal thoroughfares. Running East to West through the city, The Headrow offers a mix of shopping, leisure, arts and office uses. It is a major bus route and is centrally located in the heart of Leeds.

This ever popular trading location is home to major stores for **Argos, TK Maxx, Homesense** and **Matalan**. The subject property is situated directly opposite **Sports Direct / USC's** flagship Leeds store. Other occupiers in the immediate vicinity include **Samsung, Paddy Power** and **Tesco Express**. In addition there are established local traders such as **Crash Records** and **Stitches**.

ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:

Internal Width	3.68 m	12' 1"
Shop Depth	11.17 m	36' 8"
Ground Floor Sales	34.8 sq m	375 sq ft
Basement Ancillary	30.4 sq m	327 sq ft
First Floor Ancillary	26.6 sq m	286 sq ft
Second Floor Ancillary	28.9 sq m	311 sq ft
Third Floor Ancillary	10.7 sq m	115 sq ft

RENT

£ 22,500 per annum exclusive of rates and service charge.

LEASE

The premises are offered on a new effective FRI lease for a term to be agreed, subject to upward only rent reviews every 5 years.

RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 17,250.00
UBR (2021/2022)	49.9p
Estimated Rates Payable (2021/2022)	£ 8,607.75
Estimated Payable with Retail Relief	£ NIL

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band E(124). A copy of the EPC is available for inspection if required.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

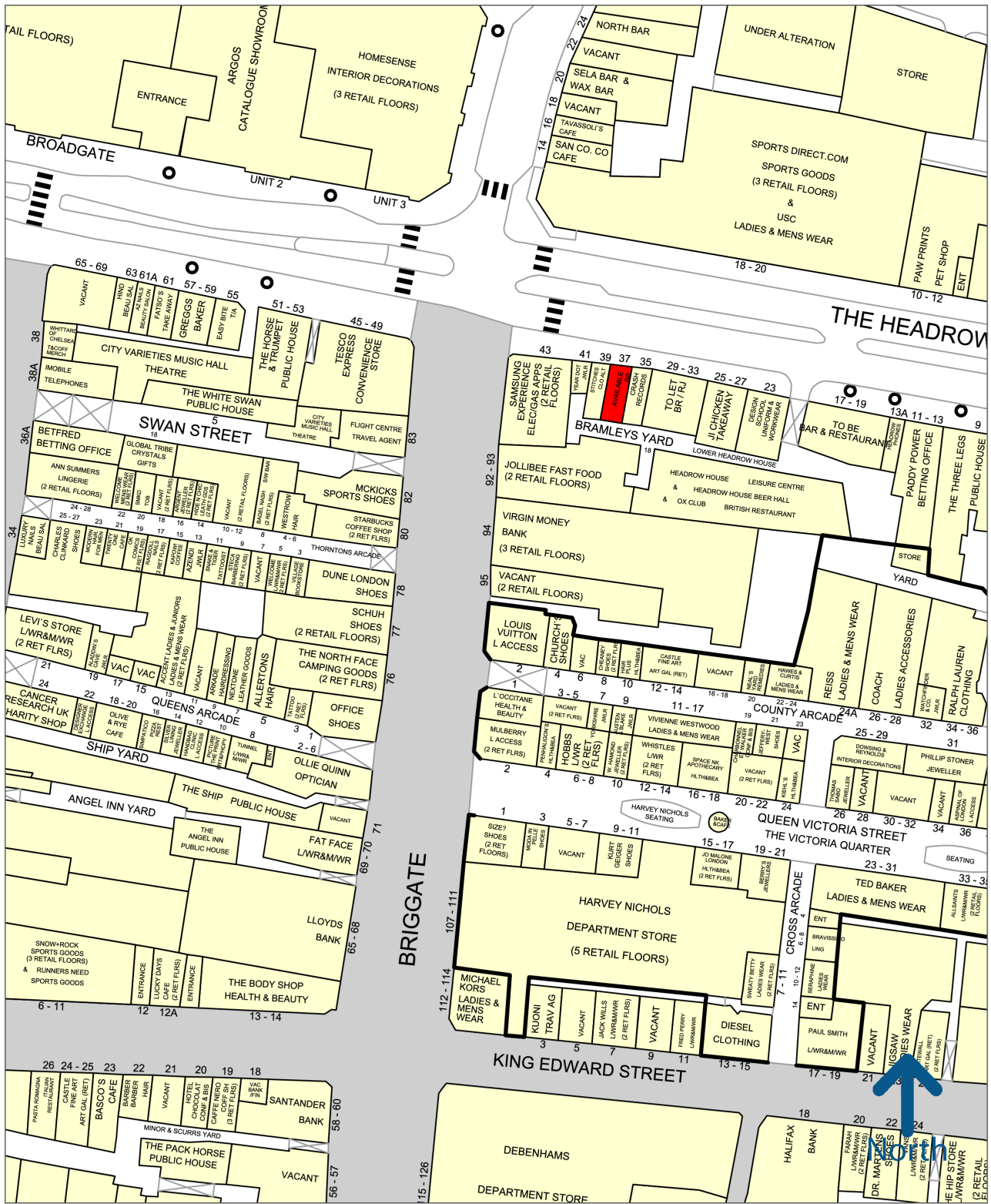
VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact Brassington Rowan:

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SUBJECT TO CONTRACT



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Created By: Brassington Rowan



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