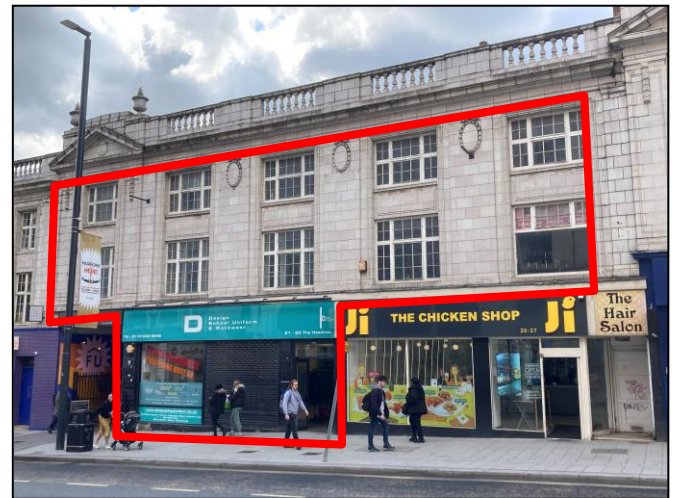


# LEEDS

## 21-23 THE HEADROW LS1 6PU

### 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 food and beverage operators **House of Fu** and **Ji Chicken** and established local traders such as **Crash Records** and **Stitches**.

#### ACCOMMODATION

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

Internal Width	8.15 m	26' 9"
Shop Depth	12.19 m	40' 0"
Ground Floor Sales	93.7 sq m	1,008 sq ft
First Floor (Potential Sales)	183.7 sq m	1,977 sq ft
Second Floor Ancillary	190.3 sq m	2,048 sq ft
Third Floor Ancillary	86.9 sq m	935 sq ft

#### RENT

£ 51,500 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	£ 47,000.00
UBR (2022/2023)	49.9p
Estimated Rates Payable (2022/2023)	£ 23,453.00
Estimated Payable with Retail Relief	£ 11,726.50

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to other retail reliefs.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is D(77). A copy of the EPC will be made 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.

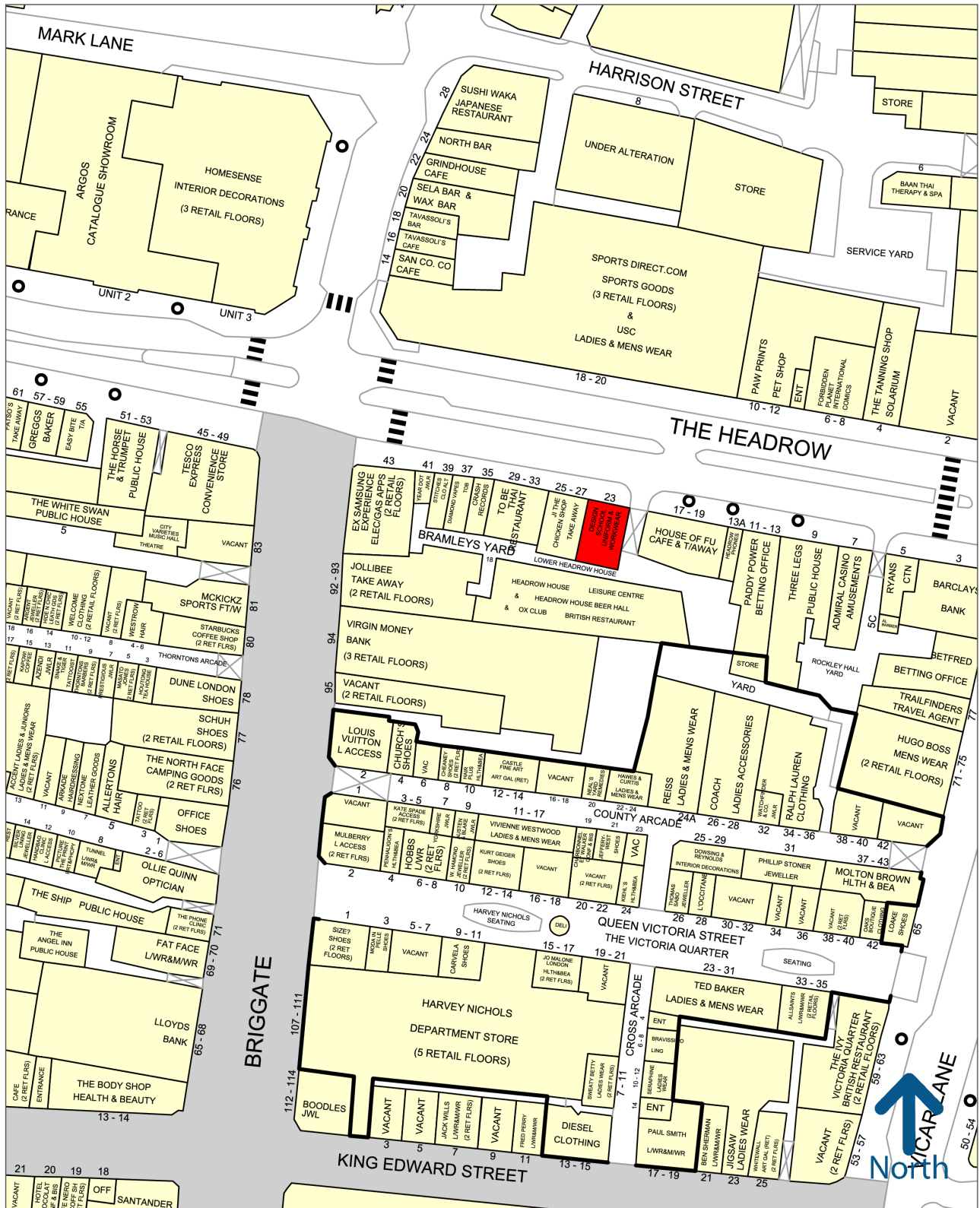
#### VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact Brassington Rowan:

Jason Oddy D: 0113 383 3759  
E: [jason.oddy@brassrow.co.uk](mailto:jason.oddy@brassrow.co.uk)

John Birtwistle D: 0113 383 3758  
E: [john.birtwistle@brassrow.co.uk](mailto:john.birtwistle@brassrow.co.uk)

**SUBJECT TO CONTRACT & VACANT POSSESSION**



50 metres

Experian Goad Plan Created: 28/04/2022  
Created By: Brassington Rowan



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