

## LEEDS

### UNIT E2 MOOR ALLERTON DISTRICT CENTRE LS17 5NY

**CLOSE TO SAINSBURY'S,  
HOMEBASE & COMET**

#### LOCATION

Moor Allerton District Centre occupies a readily accessible location on Leeds' A1620 Ring Road, approximately three miles north of Leeds city centre.

The centre is anchored by a hugely popular **Sainsbury's Supermarket** which along with the adjoining **Homebase**, generates substantial vehicular flow.

Occupiers close to Unit E2 include **Thomas Cook, Defresh Chinese Restaurant, Craggs Shoe Repairs, Blockbuster** and **Comet**.

Other amenities include the **public library** and **substantial free car parking** directly to the front of the parade.

#### ACCOMMODATION

The property is arranged at ground level only and provides the following approximate dimensions and net internal floor area:-

Gross Frontage	44'00"	13.41 m
Internal Width (Front)	43'11"	13.39 m
Internal Width (Rear)	21'08"	6.61 m

Ground Floor Sales	2,115 sq ft	196.48 sq m
Mezzanine Ancillary	716 sq ft	66.52 sq m

#### LEASE

A new effectively full repairing and insuring lease is available for a term to be agreed subject to five yearly upward only rent reviews at a rental of **£50,000 per annum, exclusive**.



#### COSTS

Each party is to be responsible for their own legal costs, stamp duty and VAT incurred in the transaction.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 49,750.00
UBR (2012/2013)	45.8p
Rates Payable (2012/2013)	£ 22,785.50

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries to Leeds City Council (Tel: 0113 247 6983).

#### 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.

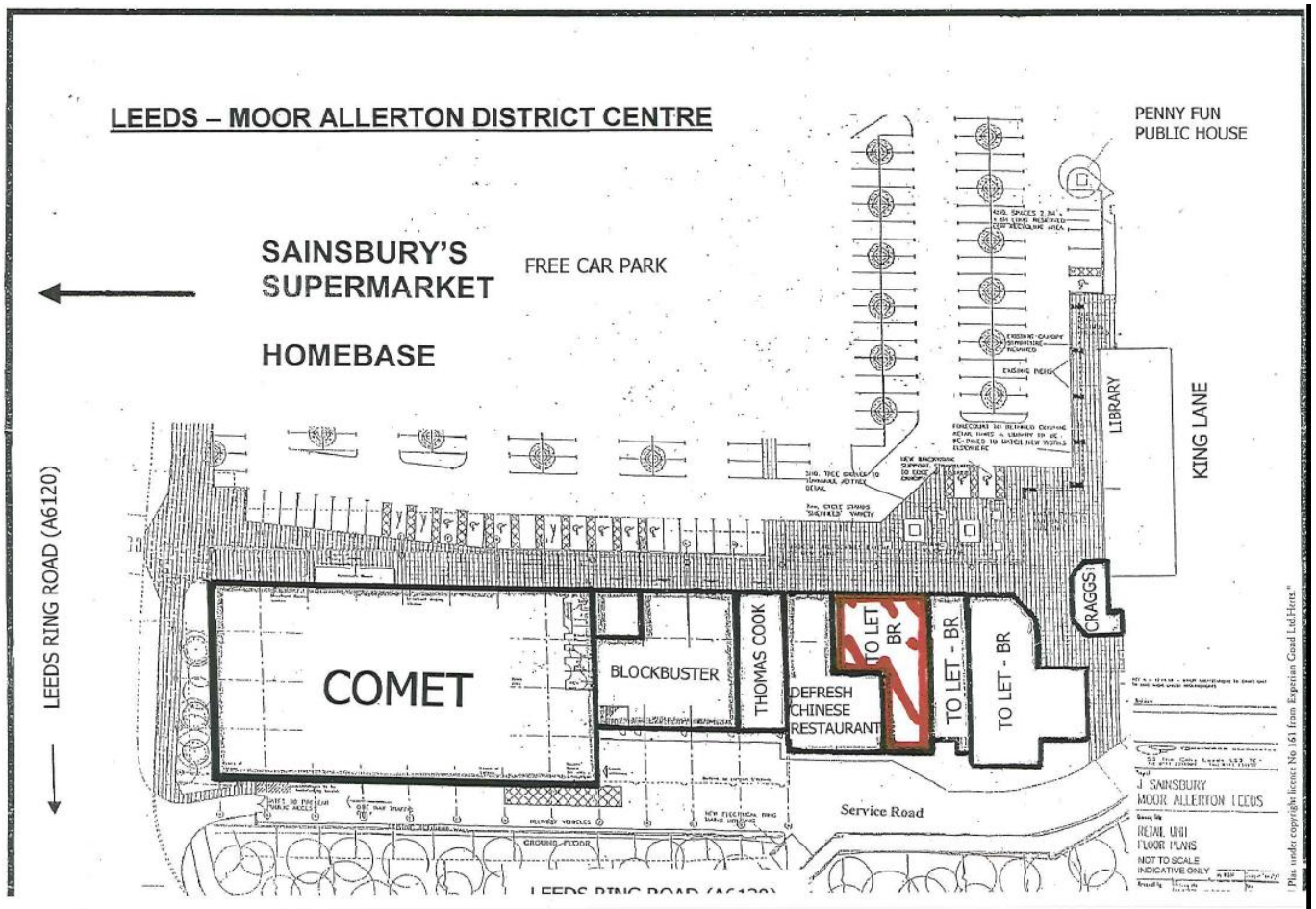
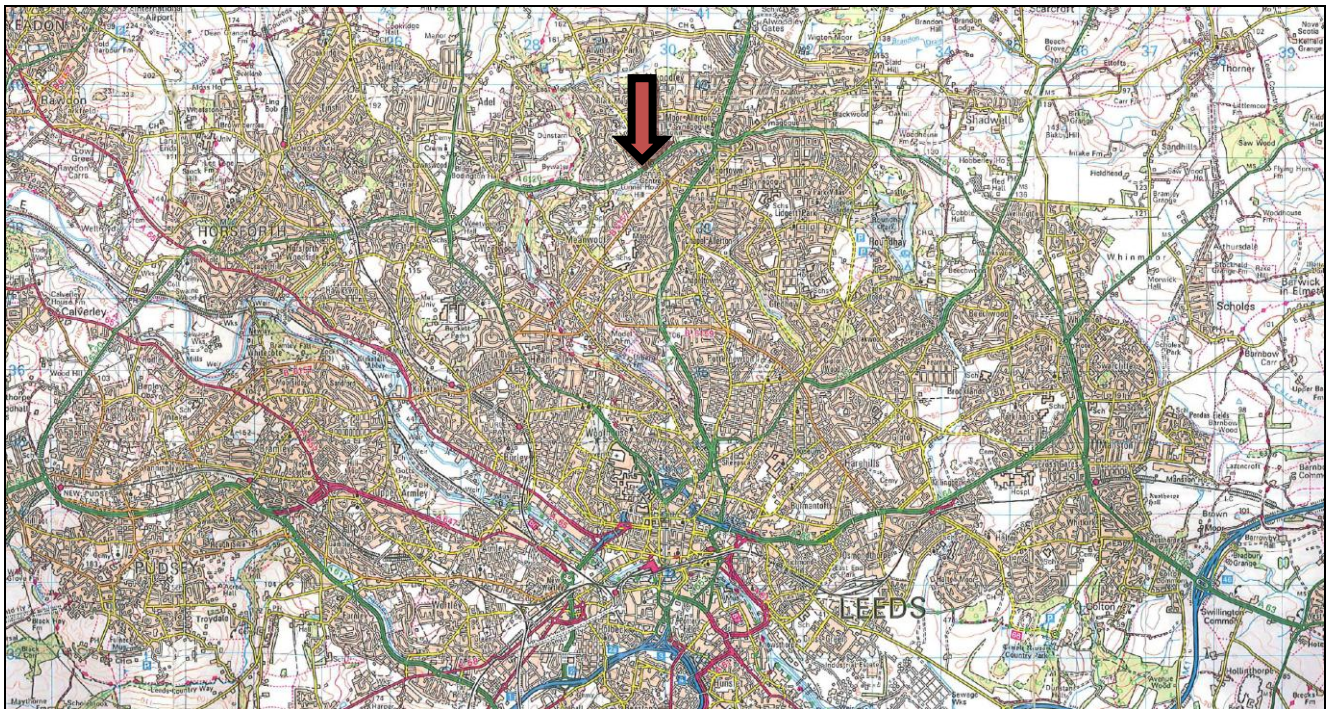
#### VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:-

Alex Mayor D: 0113 383 3757  
E: alex.mayor@brassrow.co.uk

Jason Oddy D: 0113 383 3759  
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#### SUBJECT TO CONTRACT



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