

# Property Particulars

## Leeds Unit 32, The Headrow



- **CONFIDENTIAL – STAFF UNAWARE**
- **Ground Floor Sales 1,289 sq ft (119.80 sqm)**
- **Located in a prominent position on the Headrow, close to the St John's Centre, The Core and The Light.**
- **Nearby retailers include TK Maxx, Sainsburys, Topshop Sportsworld, Game and Argos.**

### Location

The property is situated on The Headrow between the St John's Centre and The Light, immediately opposite The Core Shopping Centre.

Retailers nearby include **Game, Topshop / Topman, Sportsworld, Carphone Warehouse, Halifax Plc** as well as **Sainsburys, Argos** and **TK Maxx**.

### Accommodation

The unit is arranged on ground and basement floors to provide the following approximate floor areas:

<b>Ground Floor Sales</b>	<b>119.80 sq m</b>	<b>(1,289 sq ft)</b>
Ground Floor Storage	9.8 sq m	(105 sq ft)
Basement Ancillary	82.89 sq m	(891 sq ft)

### Lease

The unit is available by way of a new 15 year Full Repairing and Insuring lease.

### Rent

£85,000 per annum exclusive.

### Rates

The Local Rating Authority has verbally advised us that the premises are currently assessed as follows:

Rateable value:	£73,500.00
Rates payable (2010/11):	£30,429.00

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### VAT

All figures are quoted exclusive of VAT, if applicable.

### Viewing

Strictly by appointment through the agents:

Richard Shuttleworth on 07747 008458 or,  
Lynn Pattison on 07788 188895

Switchboard 0113 3444 444

[rs@pudneyshuttleworth.co.uk](mailto:rs@pudneyshuttleworth.co.uk)  
[lp@pudneyshuttleworth.co.uk](mailto:lp@pudneyshuttleworth.co.uk)

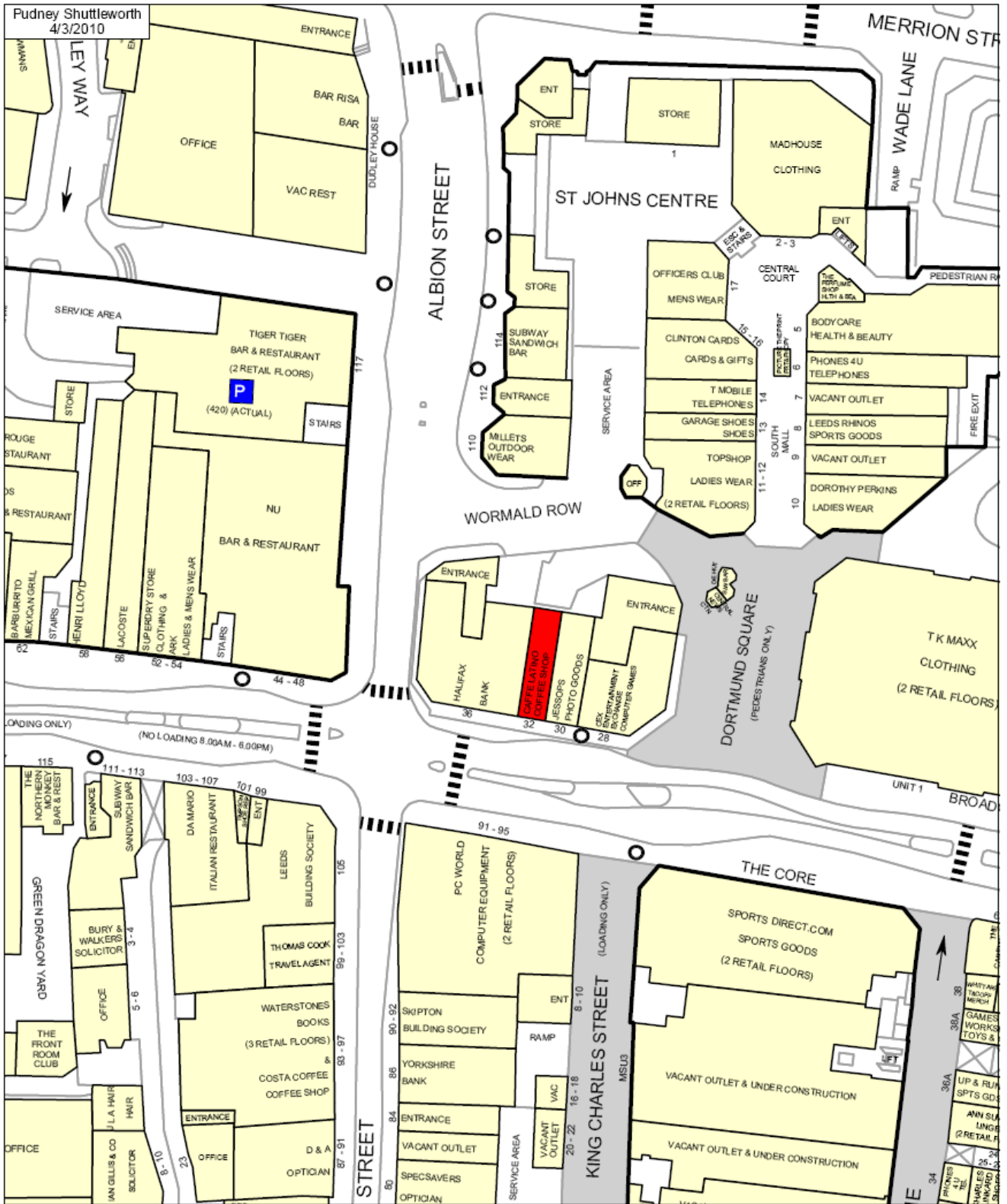
or

Stephen Henderson / James Lamming of Savills  
0113 2440100

**SUBJECT TO CONTRACT**

**March 2010**

# LOCATION PLAN



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