

# Property Particulars

## Leeds

### The Light, 58 The Headrow, LS1 8TL



#### Location

This 32,515 sq m (350,000 sq ft) retail and leisure scheme is located on The Headrow in the heart of Leeds City Centre. The scheme is arranged over two trading levels with the benefit of a 2,415 sq m (26,000 sq ft) **Esporta Health Club** and 13 screen **VUE Multiplex Cinema** on the upper parts, together with a 150 bedroom **Radisson SAS Hotel** and a 425 space basement car park.

The retail element of the scheme is occupied by retailers including **Superdry, O'Neill, Lacoste, Joy, Benetton, Ark, Body Shop and Philip Stoner Jewellers**. The leisure element has restaurants and bars including **Zizzi's, Red Hot World Buffet, Barburito, Tiger Tiger, Brio Pizza, Café Rouge, Nandos and Browns**.

#### Accommodation

The unit provides the following accommodation:

**Ground Floor: 2,000 sq ft (186 sq m) GIA**

NB This floor area may be subject to minor change owing to the reconfiguration of the rear storage area.

#### Terms

The unit is available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed.

#### Rent

£80,000 per annum exclusive.

#### Service Charge

There is an annual service charge to cover external repairs and maintenance to the structure of the building, currently budgeted at £10,735 per annum for the 2011/12 financial year.

**Located in a busy and prominent city centre location**

**13 screen Vue Multiplex Cinema and Esporta Health Club are located in The Light.**

**Occupiers in the immediate vicinity include; Lacoste, Superdry, O'Neill, Ark and Starbucks.**

**Local restaurants and bars include Nandos, Zizzi's, Browns and Red Hot World Buffet.**

#### Planning

The unit currently benefits from A1 Retail planning consent, however, the unit may be suitable for restaurant or bar use, subject to securing A3 or A4 planning consent.

#### Rates

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

Rateable value: £40,250  
Rates payable (2011/12) : £17,428.25

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 letting agents:

<b>Richard Shuttleworth</b> 0113 3444 444 07747 008458 rs@pudneyshuttleworth.co.uk	<b>Nick Brearley</b> 0113 3444 444 07884 187884 nb@pudneyshuttleworth.co.uk
---	--

Or via our joint agents:  
Jackson Criss (Adam Robinson) on 020 7637 7100

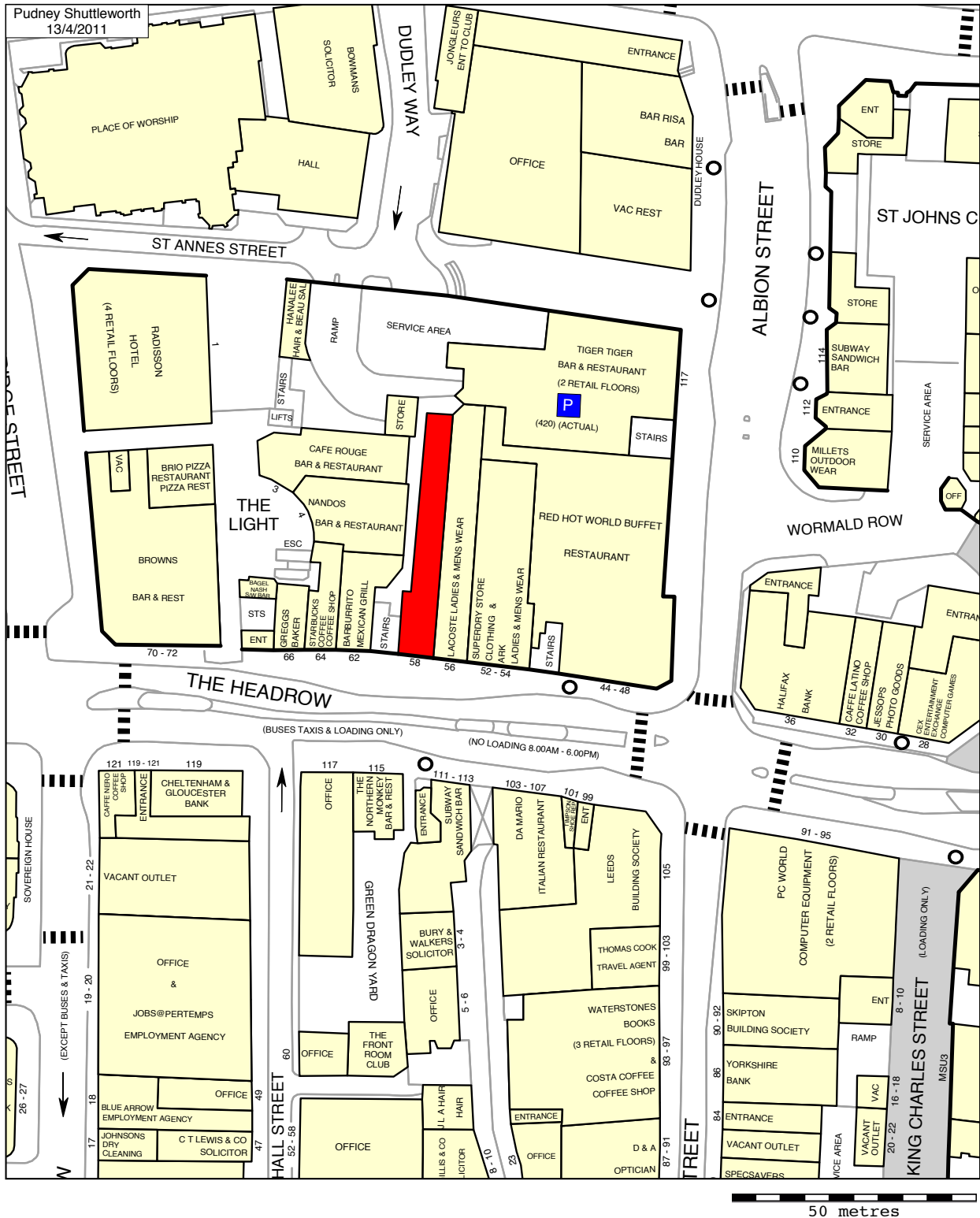
**SUBJECT TO CONTRACT**

**April 2011**

# Location Plan



## Leeds - Central



For more information on our products and services:  
[www.goadplans.co.uk](http://www.goadplans.co.uk)  
 0845 6016011  
[goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com)

**COPYRIGHT AND CONFIDENTIALITY NOTICE**  
 2010 Experian Ltd All Rights Reserved  
 This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2010. Licence number PU 100017316.  
  
 For full terms & copyright conditions visit [www.goadplans.co.uk](http://www.goadplans.co.uk)

**Pudney Shuttleworth**  
 RETAIL & LEISURE PROPERTY CONSULTANTS  
 0113 3444 444

Misrepresentation Act. The particulars in this brochure have been produced in good faith, are set out as a general guide and accuracy cannot be guaranteed. They do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.