

TO LET

By way of Assignment

Low Road, Hunslet, Leeds LS10 1QR.

OPEN A1 RETAIL – 2,711 sq ft



LOCATION

The property is located on Low Road, (A61), one of the main arterial roads leading into central Leeds from the southeast of the city.

The property has prominent roadside frontage and is 1.5 miles (2.4 km) from Leeds City Centre, and 0.76 miles (1.2km) from Junction 5 of the M621 motorway.

The property is a semidetached modern retail warehouse unit adjacent to **Carphone Warehouse**. The property has the shared use of 14 car parking spaces.

Nearby traders include **McDonalds** restaurant, **Nationwide Autocentre**, **Wilko Motosave**, **HSS Hire**, **Europcar** and a number of car showrooms and the **Hunslet Morrisons** supermarket is 350m to the north east.

DESCRIPTION

The unit is arranged over ground floor and provides the following approximate gross internal floor area.

Ground Floor 2,711 sq ft (252 sq m)

LEASE

The property is held on a full repairing and insuring lease expiring on the 30th March 2020. The current passing rent is £40,000 per annum exclusive of rates, service charge and VAT. The March 2010 rent review is still outstanding.

We have been verbally informed by the local planning authority that the property has open A1 retail planning use (including food). We recommend that interested parties make their own enquiries. The planning reference number is 21/8/97.

AVAILABILITY

Our clients are seeking to assign their leasehold interest, subject to contract and covenant.

RATING

We have been informed by the local rating authority that the property is assessed on the following basis:

Rateable Value: £38,750 (April 2010)

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 will be responsible for their own legal costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT, if applicable.

VIEWING

Strictly by appointment through the sole agent:

Pudney Shuttleworth, 25a Park Square West, Leeds, LS1 2PW

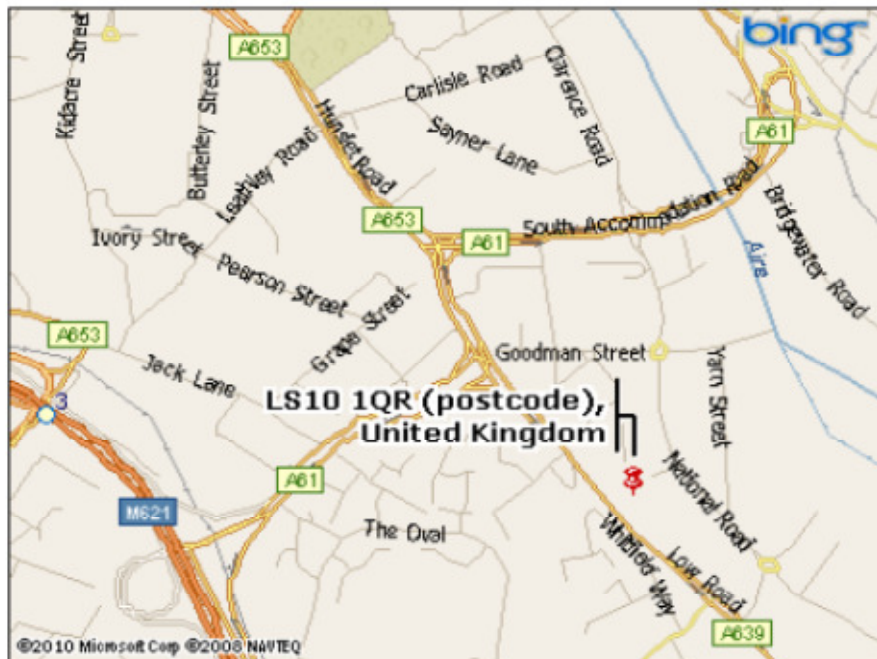
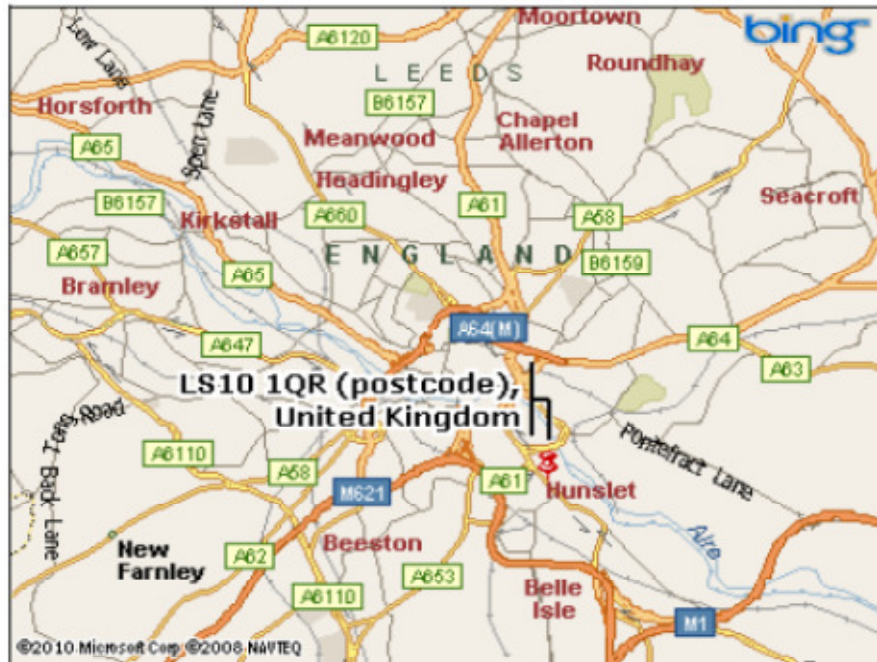
Contact: Michael Pudney
Direct Line: 0113 203 1131
Email: mp@pudneyshuttleworth.co.uk

SUBJECT TO CONTRACT

July 2010



LOCATION PLANS



Pudney Shuttleworth Ltd, 25A Park Square West, Leeds, LS1 2PW www.pudneyshuttleworth.co.uk

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