

HIGHLY PROMINENT RETAIL WAREHOUSE TO LET 9,983 FT² OPEN A1 RETAIL CONSENT

UNIT 3 REGENT STREET RETAIL PARK REGENT STREET LEEDS, LS2 7QA



reesdenton
Chartered Surveyors
0113 243 0990
1st Floor 67 St Paul's Street Leeds LS1 2TE

Pudney Shuttlesworth
RETAIL & LEISURE PROPERTY CONSULTANTS
0113 3444 444

LOCATION

The premises are situated on the Regent Street Retail Park, a 30,000 sq ft retail warehouse park situated less than half a mile to the north east of Leeds City Centre, with direct access from Regent Street (A61), a main arterial route into the City Centre. Forming part of a terrace of units, the premises are immediately adjacent to **Get Geared** with other retailers currently trading on the Park including **Hein Gericke** and **Maplin Electronics**. Other retailers currently trading in the vicinity include **Christopher Pratts Fine Furniture**, **J&S Motorcycle Accessories**, **Hudsons of York** and **Floors 2 Go**.

RETAIL ACCOMMODATION

The premises are arranged on ground floor only to provide the following approximate dimensions and floor areas:

Internal Width	23.77 m	78' 3"
Shop Depth	38.71 m	127' 7"
Ground Floor GIA	927.45 m ²	9,983 ft ²

Subject to planning approval, a mezzanine floor could be accommodated within the unit. Alternatively, our client would consider sub-dividing the unit to match individual occupier requirements. Further details are available on request.

PLANNING

The unit benefits from open A1 (Food and Non Food) retail planning consent. Further enquiries regarding planning issues should be made with Leeds City Council Planning Department on 0113 222 4409.

LEASE

The premises are available on new effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

RENT

£100,000 (One Hundred Thousand Pounds) per annum exclusive.

SERVICE CHARGE

£4,250 (Four Thousand Two Hundred and Fifty Pounds) for the current service charge year.

RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows: -

Description	Warehouse & Premises
Rateable Value (2010)	£83,000
Ubr (2011/2012)	43.3p

Please note that interested parties are advised to make their own enquiries with the Local Charging Authorities.

LEGAL COSTS

Each party are to be responsible for their own legal costs including Stamp Duty and VAT incurred in this transaction.

VIEWING

Strictly by appointment only through the joint letting agents: -

Ian Crutchley
reesdenton
Tel: 0113 213 1172
Email: ianc@reesdenton.com



Matt Smith
reesdenton
Tel: 0113 207 1297
Email: matts@reesdenton.com



Michael Pudney
Pudney Shuttleworth
Tel: 0113 344 4444
Email: mp@pudneyshuttleworth.co.uk



SUBJECT TO CONTRACT

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors or reesdenton, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.



Bensons
for beds

STOREY
CARPETS

STOREY
CARPETS
entrance
Bensons for beds

CLOSING
DOWN
MASSIVE

Half
Price
20% off

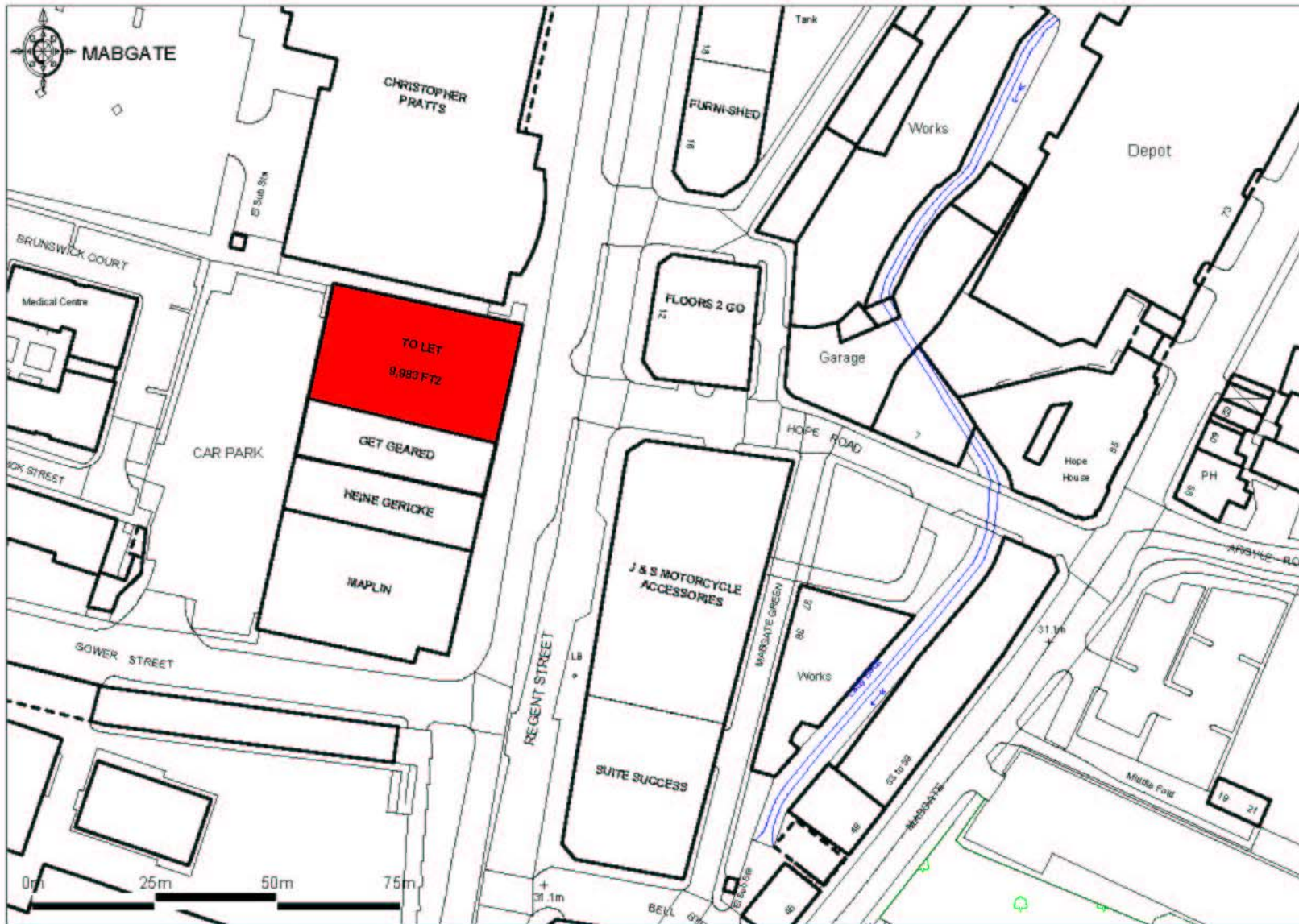
BRITAIN'S
LOWEST
CARPET
PRICES

Half
Price
20% off

Half
Price
20% off

12 MONTHS

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56	57	58	59	60



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449. Printed S. 414 1250

