

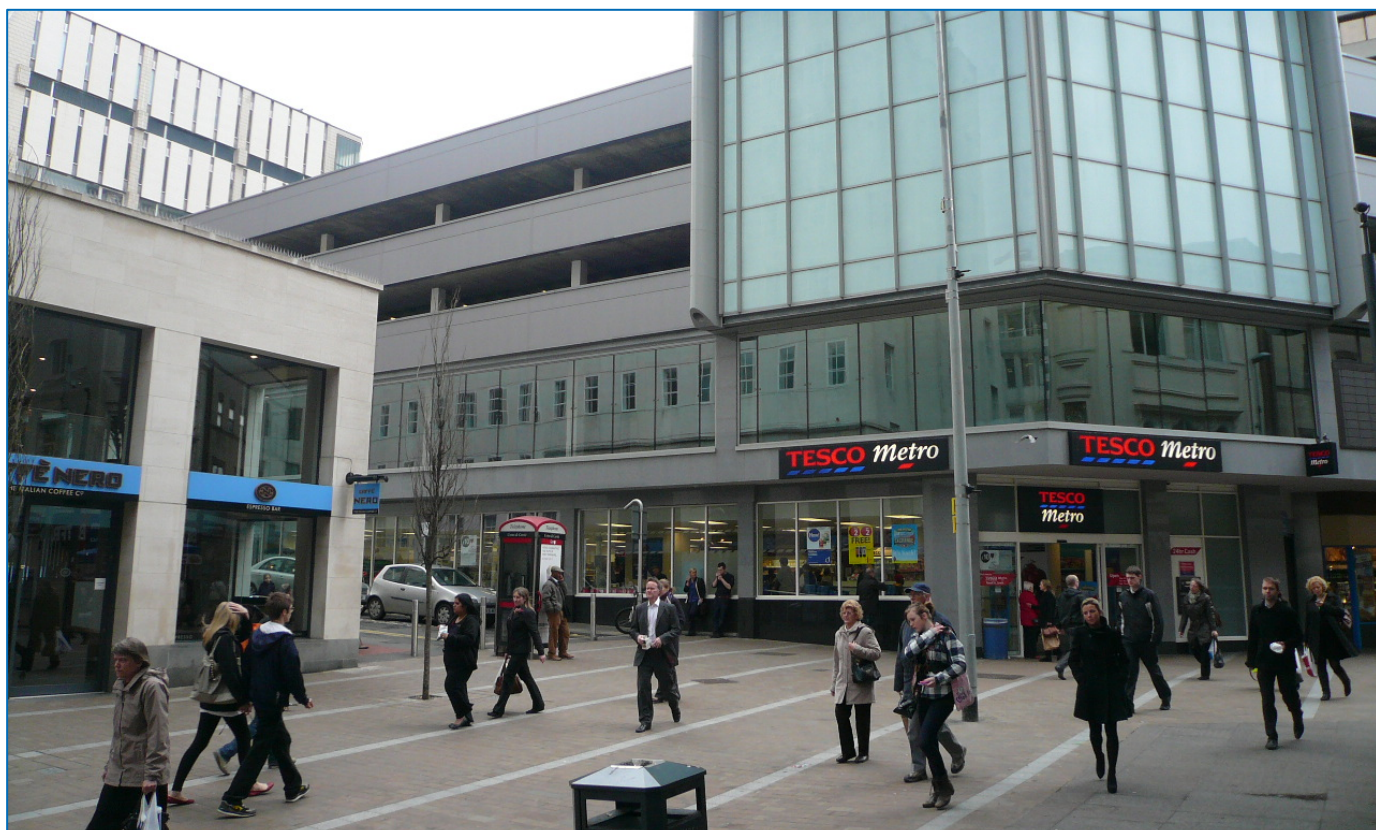
Property Particulars

Leeds

The Podium, West Riding House, LS1 5AA



Pudney Shuttleworth
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- **Prominent First Floor Leisure / Retail Opportunity**
- **Occupiers in the immediate vicinity include; Jamie's Italian, Wagamamas, Tesco, Boots and Café Nero.**
- **Suitable for A1/A3/A4 leisure / retail uses, subject to planning consent**
- **130 feet (40m) of fully glazed frontage**

Location

This first floor unit is situated in a prime location within Leeds city centre on the corner of Bond Street and Upper Basinghall Street. The unit is prominently located within West Riding House close to Land Securities' Trinity retail and leisure development and the prime Park Row and Greek Street leisure pitches.

Occupiers nearby include: Jamie's Italian, Wagamama's, Tesco Metro, Next, Boots, Café Nero, Pret A Manger, NatWest and Lloyds TSB.

Accommodation

The unit is accessed from Upper Basinghall Street by way of a self-contained entrance, customer lift and staircase providing approximately **5,635 sqft (524 sqm) GIA.**

Terms

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

Rent

£65,000 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 approximately £3psf.



View from Jamie's Italian on Park Row

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.

Planning

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

Rates

The premises have not yet been assessed for rating purposes.

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

Viewing

By appointment through the sole letting agents:

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SUBJECT TO CONTRACT

April 2011

