

Former Catch Seafood – To Let

9 Weetwood Lane, Headingley, Leeds, LS16 5LT



Location

Situated in the very popular North Leeds suburb of Headingley, this restaurant is located just off Otley Road which is one of the main arterial routes into the city centre. Headingley is an affluent suburb popular with families, professionals and students.

Description

This fitted unit comprises a separate takeaway and restaurant area including bar on the ground floor with an external seating area to the front. Kitchen and WCs located on ground floor with office and storage space on the first floor.

On site parking is available in addition for further parking over the road as highlighted in the red and blue outlines on final page of this brochure. The area outlined in blue available by way of separate licence.

Accommodation

The unit extends to an approximate Gross Internal Area of:

Ground Floor	4,014 sq ft (373 sqm)
First Floor	952 sq ft (88 sqm)

Total	4,966 sq ft (462 sqm)
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EPC

Available upon request.

Planning

The premises currently benefits from Use Class E though may be suitable for other uses subject to planning.

Terms

The unit is available for occupation immediately on a new FRI lease for a term of years to be agreed. Rent on application.

Business Rates

The Rateable Value is currently £47,000

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

Legal Costs

Each party to be responsible for their legal costs in relation to this transaction.

Viewing

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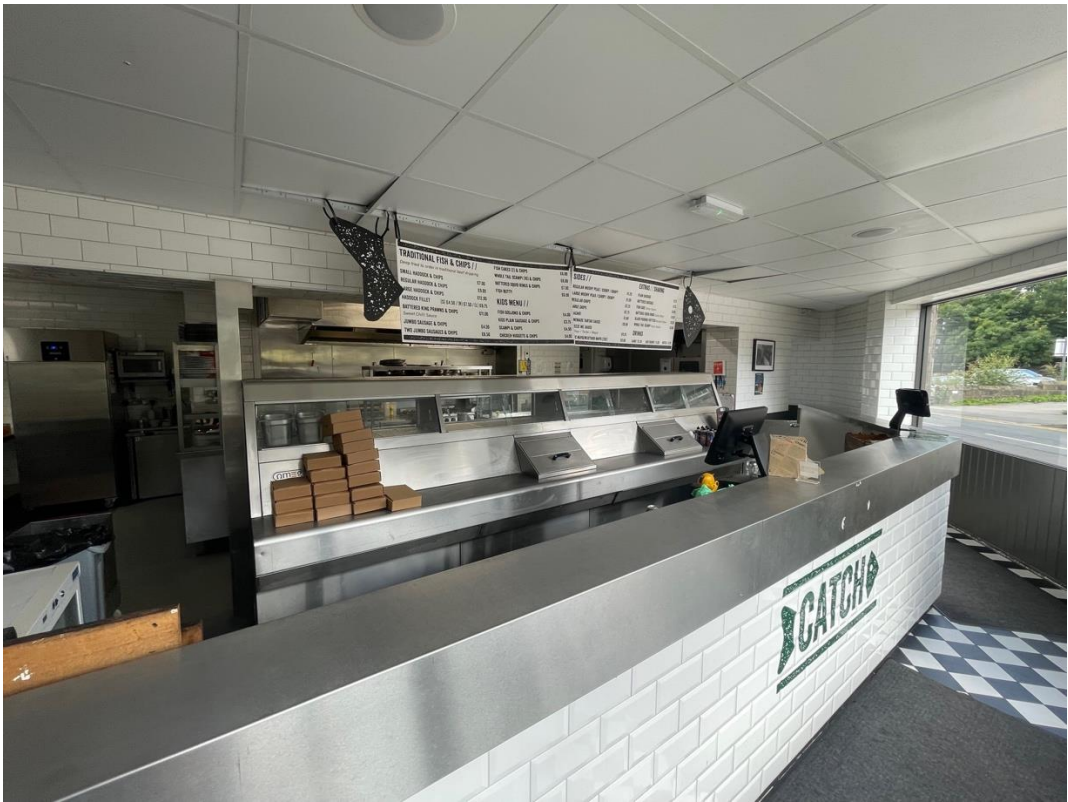
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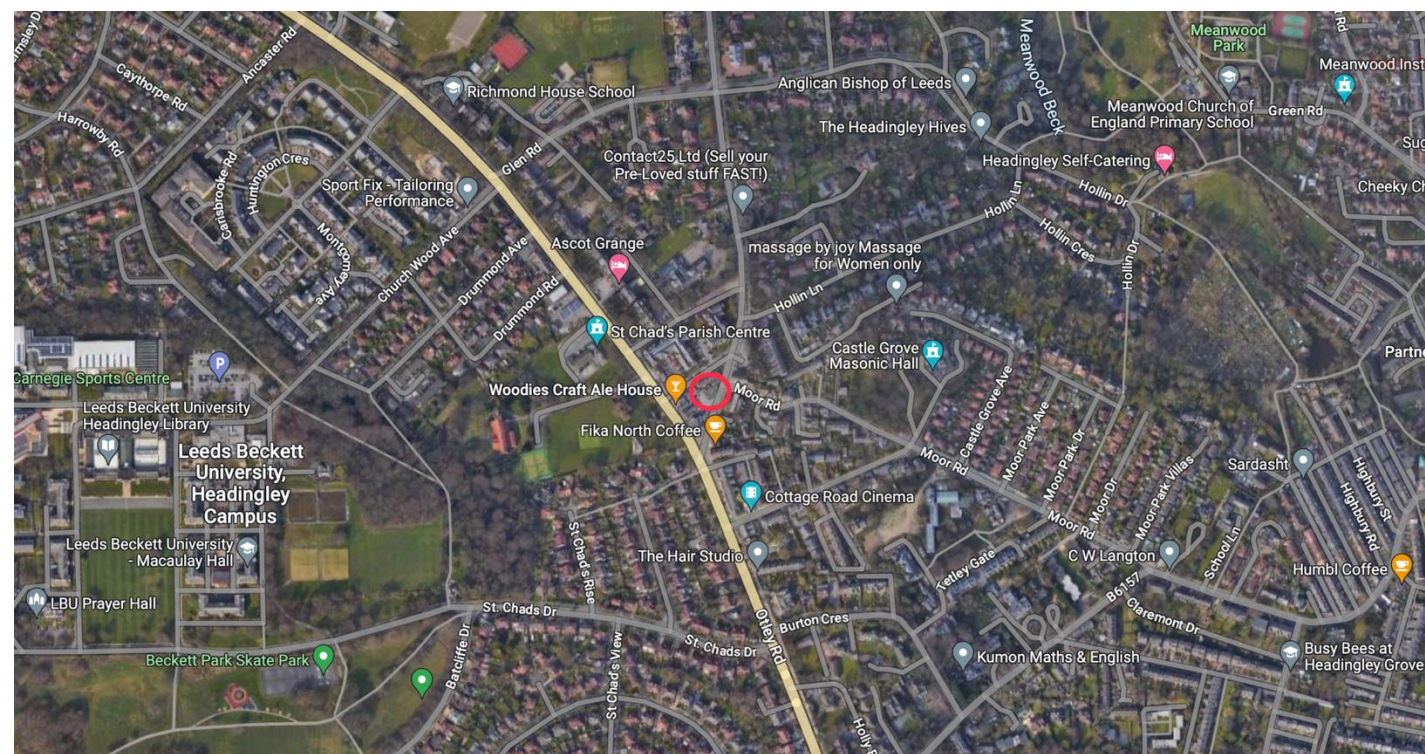
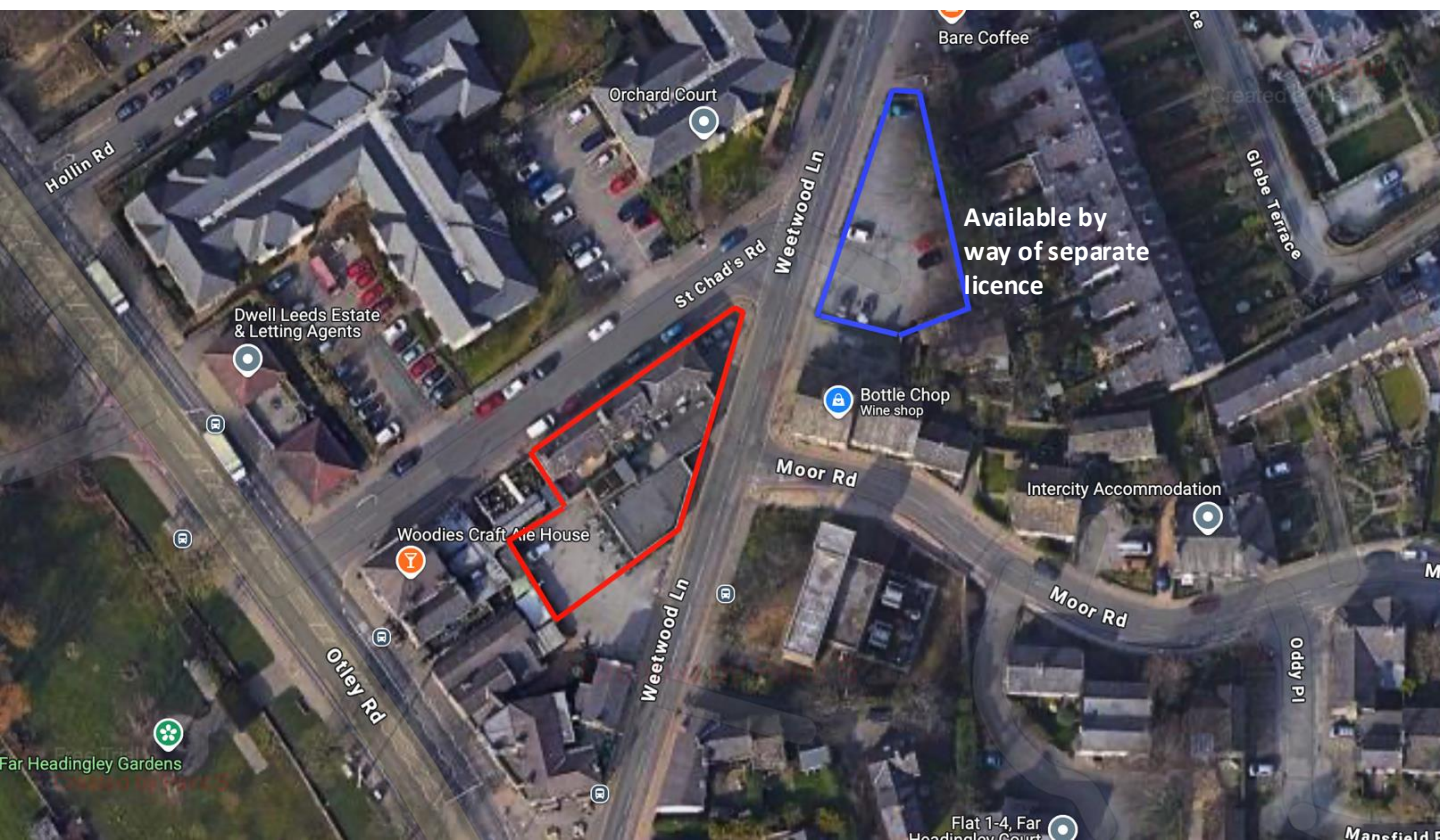
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