

On the Instruction of William Hill

TO LET

LEEDS, 29 Hyde Park Road LS6 1PY



Location

The property occupies a position on Hyde Park Road, in the peripheral area of Leeds, located approximately 1 mile west of the city centre. The area comprises local occupiers and residential dwellings.

Description

The premises occupy ground floor comprising a main sales area, customer toilets, staff accommodation and storage space.

Key Features

- Leasehold

Viewing

By appointment via this office:

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Accommodation

Ground Floor	132.10 Sq m	1,442 Sq ft
Total	132.10 Sq m	1,442 Sq ft

Tenure

The premises are available by way of an assignment of the existing lease expiring **17/01/2022**.

Alternatively, the premises are available by way of a sub-lease.

Rent

The current passing rent is **£9,750**, exclusive of all other outgoings.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £10,500. The UBR for 2019/2020 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

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Not to scale.

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