

Retail Unit to Let

84 York Road

Leeds, LS9 9AA



Savills Leeds

3 Wellington Place
Leeds
LS1 4AP

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Location

- The unit occupies a prominent roadside position on York Road, approximately 1 mile east of Leeds city centre and benefitting from excellent visibility from passing traffic.
- The property is situated in a busy mixed-use area with a strong surrounding residential catchment, benefitting from strong transport connectivity to the A63, Leeds Inner Ring Road and the wider motorway network.
- Nearby occupiers include **GO Outdoors, The Gym Group** and a range of independent retailers with the location offering convenient customer parking and strong public transport links.

Accommodation

The property is arranged over ground floor only. Approximate net internal areas are:

Ground Floor:	6,061 sq ft	563 sq m
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Tenure

The unit is available by way of new full repairing and insuring lease.

Rent

£72,000 per annum exclusive.

Service Charge

The estimated service charge for 26/27 is £4,848.80.

Rates

Rateable Value: £38,750
UBR 2026/27: £0.382
Rates Payable: £14,802.50

Parties are advised to make their own enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

Available on Request.

Legal Costs

Each party is to be responsible for the own legal and professional costs incurred in this transaction.

Viewing & further information

Strictly by prior arrangement only with:

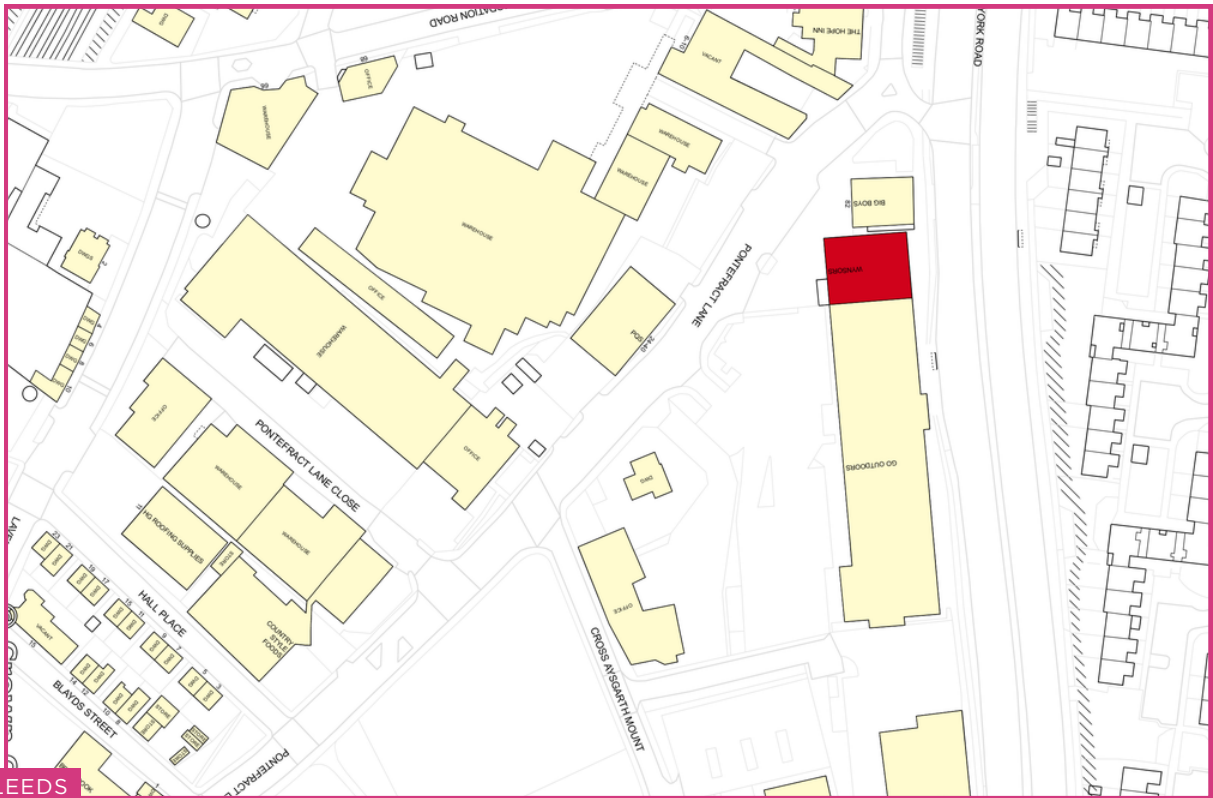
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