

LEEDS

32 LANDS LANE

PRIME SHOP TO LET



- GF 3,160 sq ft / 293.5 sq m
- Fully fitted unit
- £125,000 pax



The premises occupy a prime location on pedestrianised Lands Lane, leading down to the main entrance to TrinityLeeds and in the immediate vicinity of occupiers including: **Flat Iron, Snow & Rock, Costa Coffee, Card Factory, Caffe Nero** etc...

The premises also sit directly opposite the former Core Shopping Centre which is under construction to turn it into the city centre's premier student residential scheme (opening late 2028).

ACCOMMODATION

The premises consist of the following approximate floor areas:

Ground Floor 3,160 sq ft 293.5 sq m
First Floor 2,204 sq ft 204.7 sq m
Second Floor 2,096 sq ft. 124.8 sq m

LEASE

The premises are available by way of a new FRI lease.

RENT

£125,000 per annum exclusive.

LEGAL COSTS

Each party is to be responsible for their own legal costs and all other professional costs.

RATES

We have been informed by the Local Rating Authority that the premises are subject to the following rating assessment:

Rateable Value (April 2023): £104,000

EPC

An Energy Performance Certificate is available upon request.

VIEWING

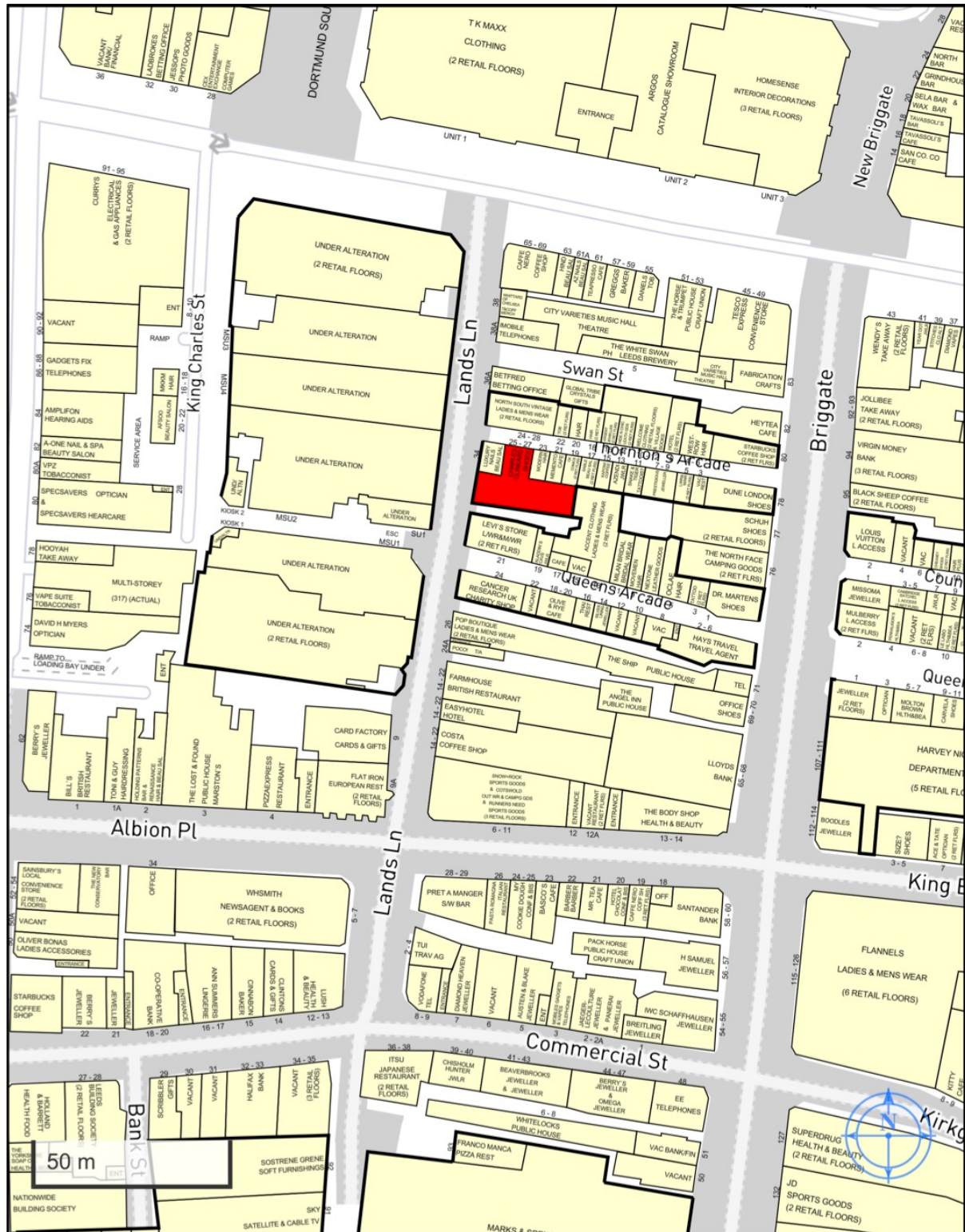
STAFF ARE UNAWARE.

For more details or to arrange a viewing please contact Tom Limbert:

Tel: 07876 440994

Email: tom@central-retail.co.uk

SUBJECT TO CONTRACT



Ordnance
Survey

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