

# LEEDS

## 63 THE HEADROW

### SHOP LEASE FOR SALE



#### LOCATION

The premises are situated in a prominent position on The Headrow directly opposite **Sainsburys, TK Maxx, Clas Ohlson** and **Argos**. Other retailers in close proximity include **Sports Direct, Greggs** and **Carphone Warehouse**.

#### ACCOMODATION

The subject premises are arranged over ground floor and basement and have the following approximate dimensions of the floor areas:

Internal width	3.7 m	12' 9"
Shop Depth	10.5 m	34' 5"
Ground Floor Sales	35.11 sq m	378 sq ft
Basement Storage	28 m	235 sq ft

#### TENURE

The premises are held by way of full repairing and insuring lease for a term of 10 years from 19th August 2011, subject to an upwards only rent review in the fifth year of the term.

#### RENT

£32,500 per annum exclusive.

#### RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that the unit is subject to the following assessment:

Rateable Value                      £31,000

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

#### VIEWING

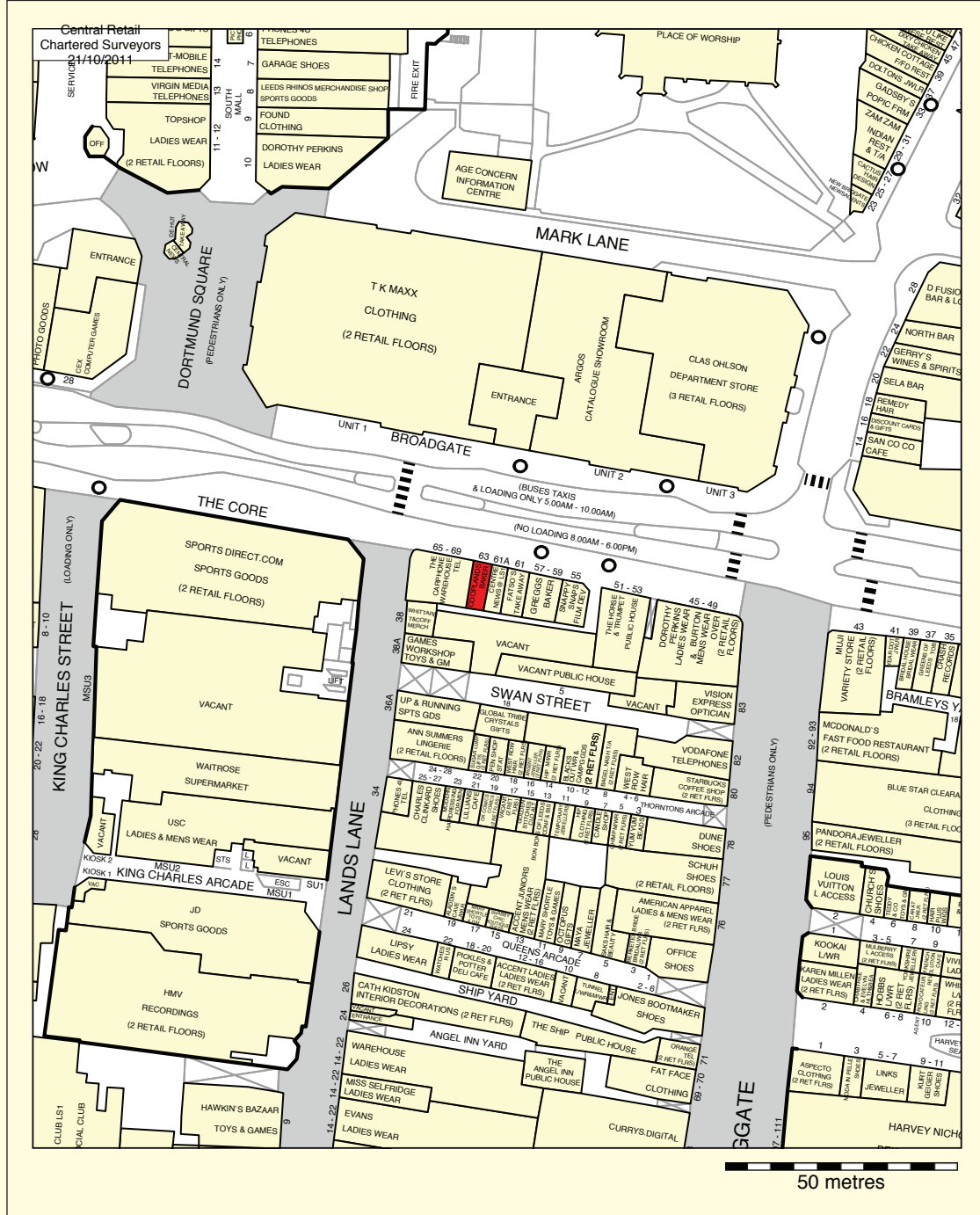
Viewing is strictly via Central Retail:

Contact: Adam Jennings – [adam@central-retail.co.uk](mailto:adam@central-retail.co.uk)  
Tom Limbert – [tom@central-retail.co.uk](mailto:tom@central-retail.co.uk)

#### SUBJECT TO CONTRACT



Leeds



**goad**  
For more information on our products and services  
[www.goadplans.co.uk](http://www.goadplans.co.uk)  
0845 6016011  
[goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com)

**COPYRIGHT AND CONFIDENTIALITY NOTICE**  
2007 Experian Ltd All Rights Reserved  
This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2007. Licence number PU 100017318.  
For full terms & copyright conditions visit [www.goadplans.co.uk](http://www.goadplans.co.uk)

**CR** CENTRAL RETAIL  
CHARTERED SURVEYORS

Central Retail, for themselves and for the vendors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Central Retail cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Central Retail has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Central Retail will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.