

BOND STREET/ UPPER BASINGHALL STREET

LEEDS

PRIME FIRST FLOOR RETAIL/RESTAURANT UNIT TO LET

Location

The premises are situated in an extremely prominent location overlooking Bond Street. The development is anchored by **Next** with other retailers including **Vidal Sassoon, Pret A Manger, Emma Somerset, Ainsleys, Owen Robinson** and **Moss**. Retailers in the immediate vicinity include **Starbucks** and **Boots**.

Accommodation

Accommodation is situated at first floor and provides the following approximate net internal floor areas:

First Floor Sales	5,255 sq ft	(488.39 sq m)
Ancillary	750 sq ft	(69.70 sq m)
Total Area	6,005 sq ft	(558.08 sq m)

The unit is very prominent and will feature full height glazing along both the Bond Street and Upper Basinghall Street elevations.

Access will be provided by way of a customer lift and staircase entrance on Upper Basinghall Street.

Rental

The property is available at a rental of £75,000 per annum exclusive.



Lease

The unit is available by way of a new effectively full repairing and insuring lease for a term of 15 years, subject to 5 yearly upward only rent reviews.

Timing

It is anticipated the unit will be ready for occupation in early 2008.

Business Rates

We have been verbally advised by the Local Planning Authority that the unit is to be reassessed for rating purposes following completion of the development.

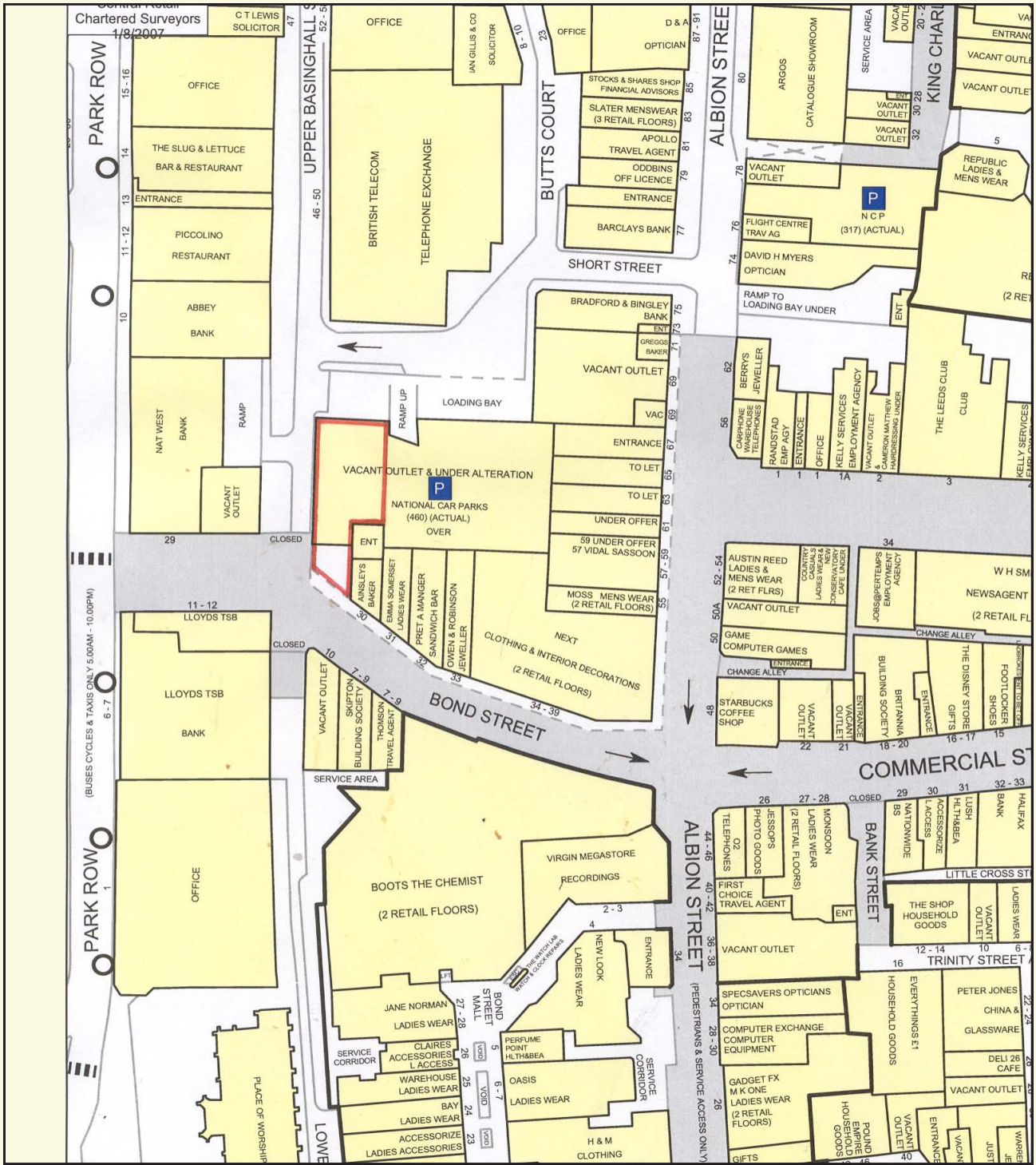
Interested parties should verify the likely level of business rates payable with Leeds City Council, Business Rate Department (0113 2476983).

Information

For further information on rents, areas and lease terms please contact David Rawstron as below or Donaldsons on 0113 246 1161.

Contact: David Rawstron
Tel: 0113 244 8668
Email: david@central-retail.co.uk

SUBJECT TO CONTRACT



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