

YEADON 69 HIGH STREET PRIME SHOP TO LET



LOCATION

Yeadon is a prosperous suburb to the north-west of Leeds. The premises occupy a prime position fronting High Street, directly opposite **Morrisons Supermarket, Betfred, Greggs, Lloyds Pharmacy, Co-op Travel, Halifax** and **Oxfam** are all positioned nearby.

ACCOMMODATION

The property provides the following approximate net internal floor areas and dimensions:

Gross Frontage	10.62 m	34' 10"
Internal Width	10.39 m	34' 1"
Shop Depth	22.73 m	74' 7"
Ground Floor Sales	209.40 sq m	2,254 sq ft
Ground Floor Ancillary	7.90 sq m	85 sq ft

The first and second floors can also be made available (at an additional rent) which provide in total a further 195 sq m (2,100 sq ft) - further details are available on request.

LEASE TERMS

The premises are available by way of a new 10 year effectively full repairing and insuring lease.

RENT

£32,000 per annum exclusive.

RATES

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

Rateable Value	£24,250
Rates Payable	£11,761

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

VIEWING

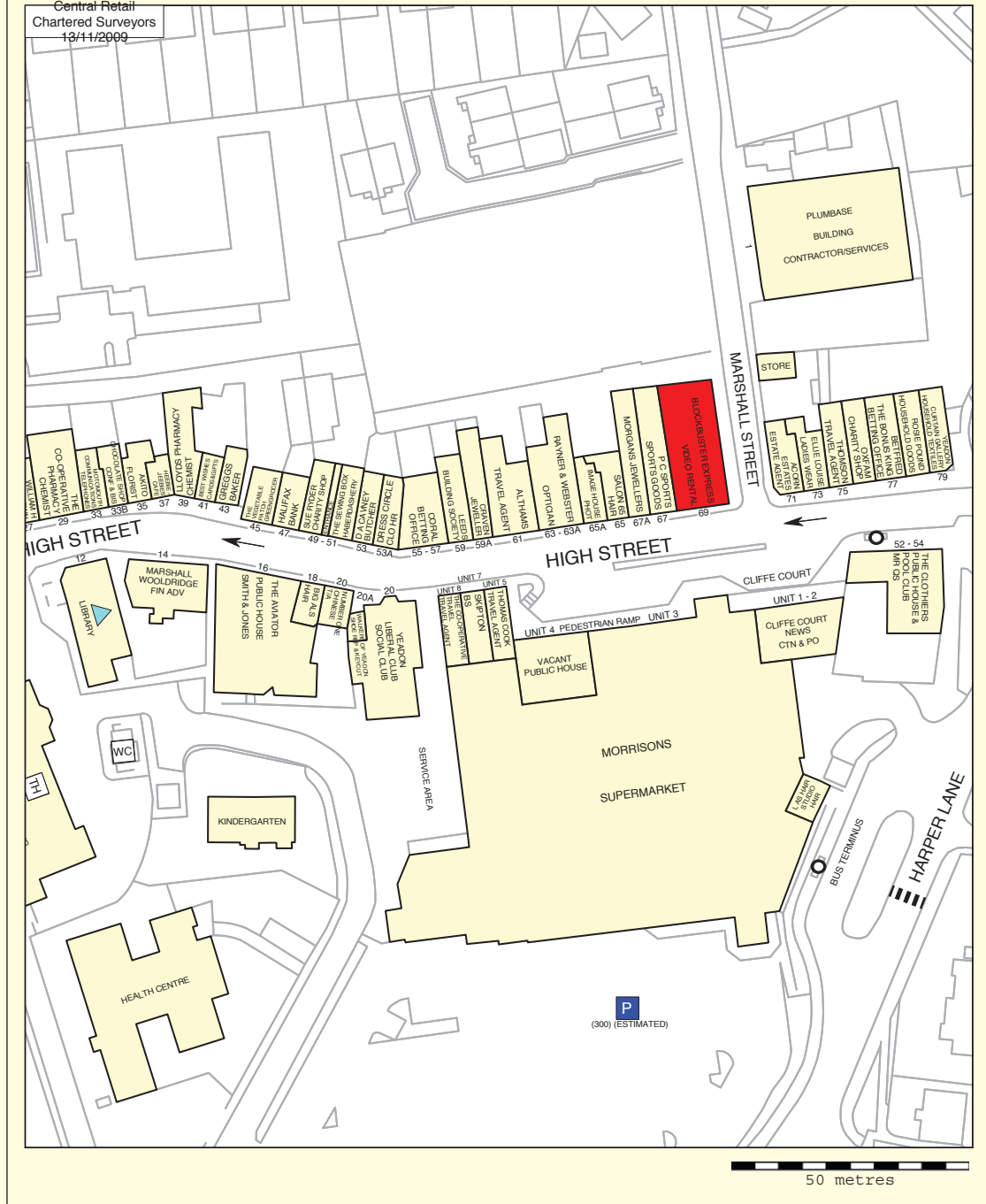
Viewing is strictly via Central Retail:

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or
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SUBJECT TO CONTRACT



Yeadon



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