

LEEDS • 27-29 • TOWN STREET • ARMLEY



LOCATION

The unit occupies a prominent position on a well-established retail parade in the popular Leeds suburb of Armley, approximately 3 miles from Leeds City Centre

Town Street is a busy retail location with a loyal local shopper catchment. Nearby retailers include **Heron Foods**, **Savers**, **Cash Generator**, **The Post Office** and a host of strong independent businesses.

TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £75,000 per annum exclusive.

The Tenant will be liable for service charge and insurance costs. Please contact the leasing agents for further details.

ACCOMODATION

The property provides the following net internal areas:

Ground Floor Sales 8,805 sq ft (818 sq m)
First Floor Stores 9,757 sq.ft (906 sq m)

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £81,000

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000
Email: anthony@rj-ltd.co.uk

Or

Joint Agents Carter Towler – 0113 2451447

SUBJECT TO CONTRACT

LARGE SHOP TO LET