

**6 MONTHS  
RENT FREE**

On the Instructions of



# YEADON, LEEDS LS19 7PP

## Unit 4, High Street



### Planning

We understand the unit benefits from Class A4 (Drinking Establishment) planning consent. Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

### Terms

The unit is available to let by way of a new effective full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews at a commencing rental of £30,000 per annum exclusive.

The initial annual service charge and building insurance will be in the region of £800 and £2,600 respectively.

### Incentives

An incentive equivalent to 6 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

### Location

The subject property is located fronting High Street within Yeadon, a prosperous suburb to the north west of Leeds. The established High Street includes retailers such as **Morrisons, Betfred, Greggs, Lloyds Pharmacy** and **Co-op Travel**.

### Description

The unit, which was previously used as a licensed premises, provides an open plan retail/bar area with separate kitchen facilities to the rear. In addition the unit provides ancillary storage, male and female WCs, cellar and a remote storage area.

### Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Retail/Bar Area	182.66	1,966
Kitchen	12.43	134
Store	18.66	200
Cellar	24.91	268
Ancillary	8.28	90
Remote Storage	28.02	300
<b>Total Accommodation</b>	<b>274.96</b>	<b>2,958</b>

Note: The above areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenant.

### Rating

We are verbally advised the Rateable Value for the unit is £43,000, the UBR for 2011/2012 being 43.3p.

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### VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.

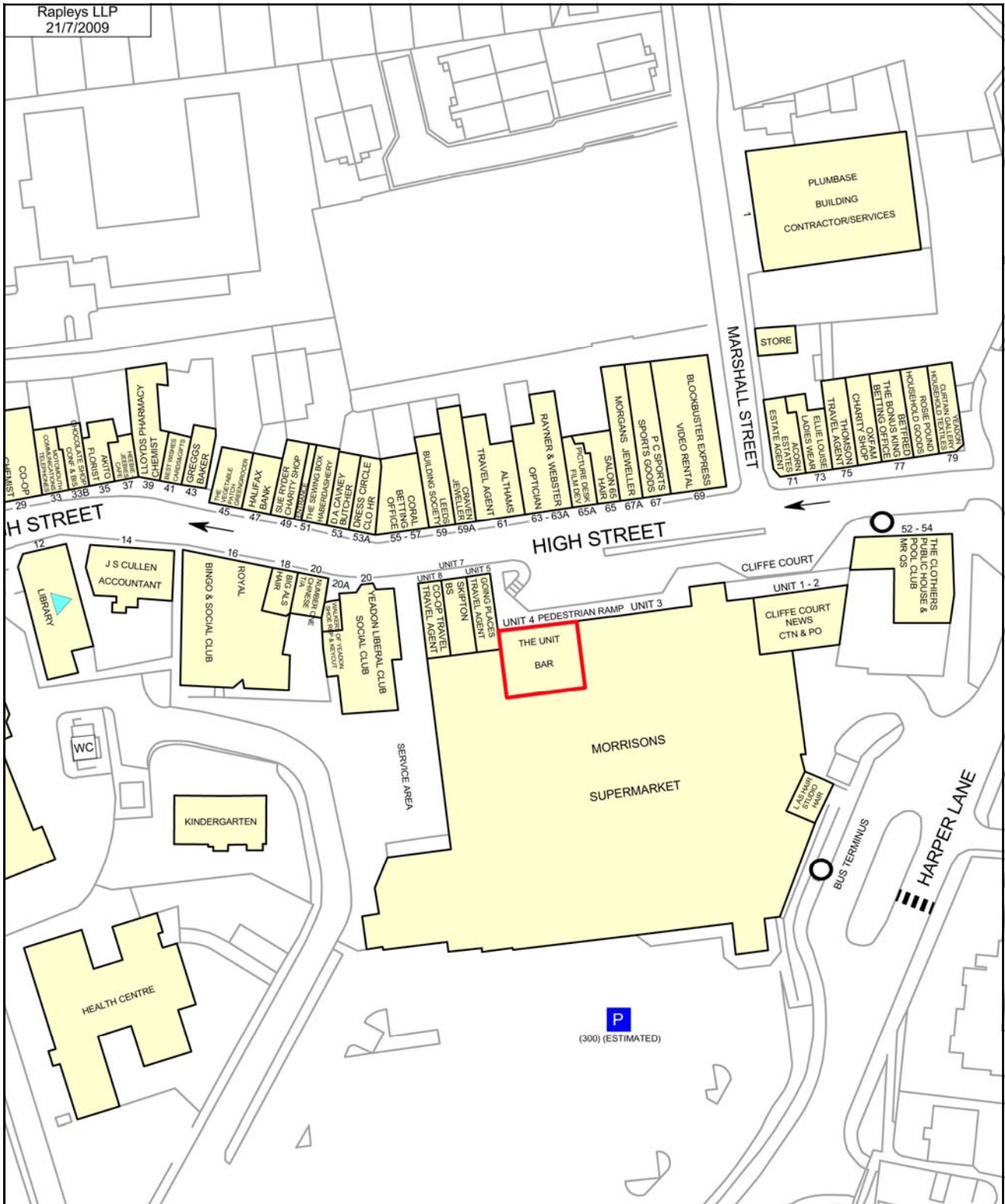
### Viewing

Strictly by appointment through joint agents.

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