

On the Instructions of



# ROTHWELL, LEEDS LS26 0AF

## Commercial Street



### Accommodation

The unit will comprise the following approximate floor areas:

	Sq m	Sq ft
Ground Floor Retail	882	9,500
First Floor	535	5,760
<b>Total Accommodation</b>	<b>1,417</b>	<b>15,260</b>

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

The accommodation can be sub-divided to accommodate individual retailer requirements.

### Terms

The unit will be 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. Rent upon application.

### 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.

### Location

The proposed unit will be located fronting pedestrianised Commercial Street, the principal retail thoroughfare in Rothwell, which is situated some 6 miles to the south east of Leeds city centre. Nearby occupiers include **Natwest Bank Plc**, **Specsavers** and **Co-op Travel**.

### Description

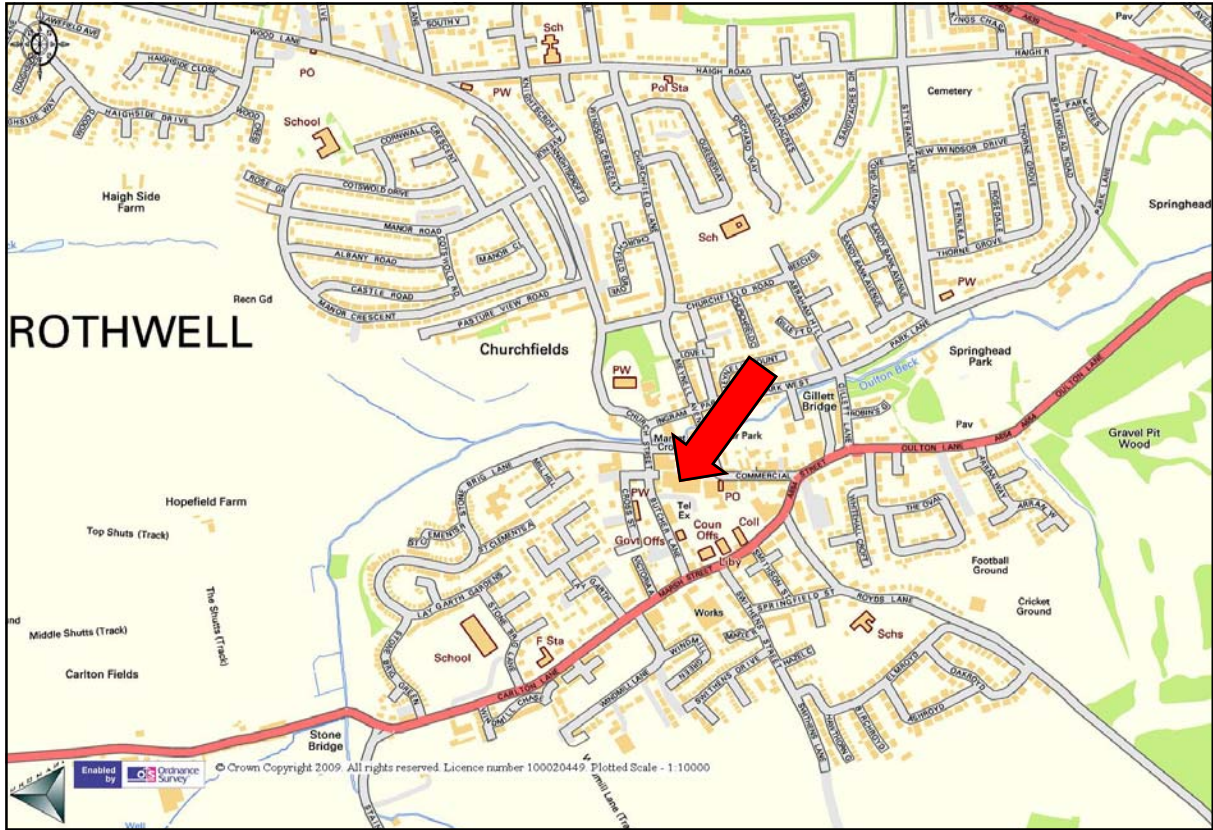
The development will provide modern purpose built retail accommodation opposite the new **Morrisons** food store. The unit will be arranged over ground and first floors and completed to developers shell specification with capped services.

### Rating

The unit will be assessed for rating purposes following construction.

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