



barkerproudlove
retail property consultants

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SHOPPING CENTRE PROPERTY / CLASS A1

SU1.1 and 2.1 Lands Lane The Core Shopping Centre, Leeds



Rent: On application

Total Area

27,529 Sq ft / 2,557 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

The unit is situated within the prime pedestrianised area of Leeds City centre close to the Trinity centre. The main access is via an entrance fronting on to Lands Lane with an additional entrance from The Core food court.

Retailers in the nearby vicinity include Scotts, Foot Asylum, Poundland, Costa, Zizzi, Levi's and Matalan.

Accommodation:

The accommodation can be split to provide a separate ground floor and separate first floor demise, subject to consents. The first floor opens up internally on to the Food Court.

Demise:	Sq Ft	Sq M
Ground Floor Sales	13,249	1,231
First Floor Sales	7,718	717
Basement ancillary	6,562	610

Rent:

Upon application

Tenure:

Subject to formal vacant possession (with the previous tenant in administration), the property is available by way of a new effective FRI lease for a term of years to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £377,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

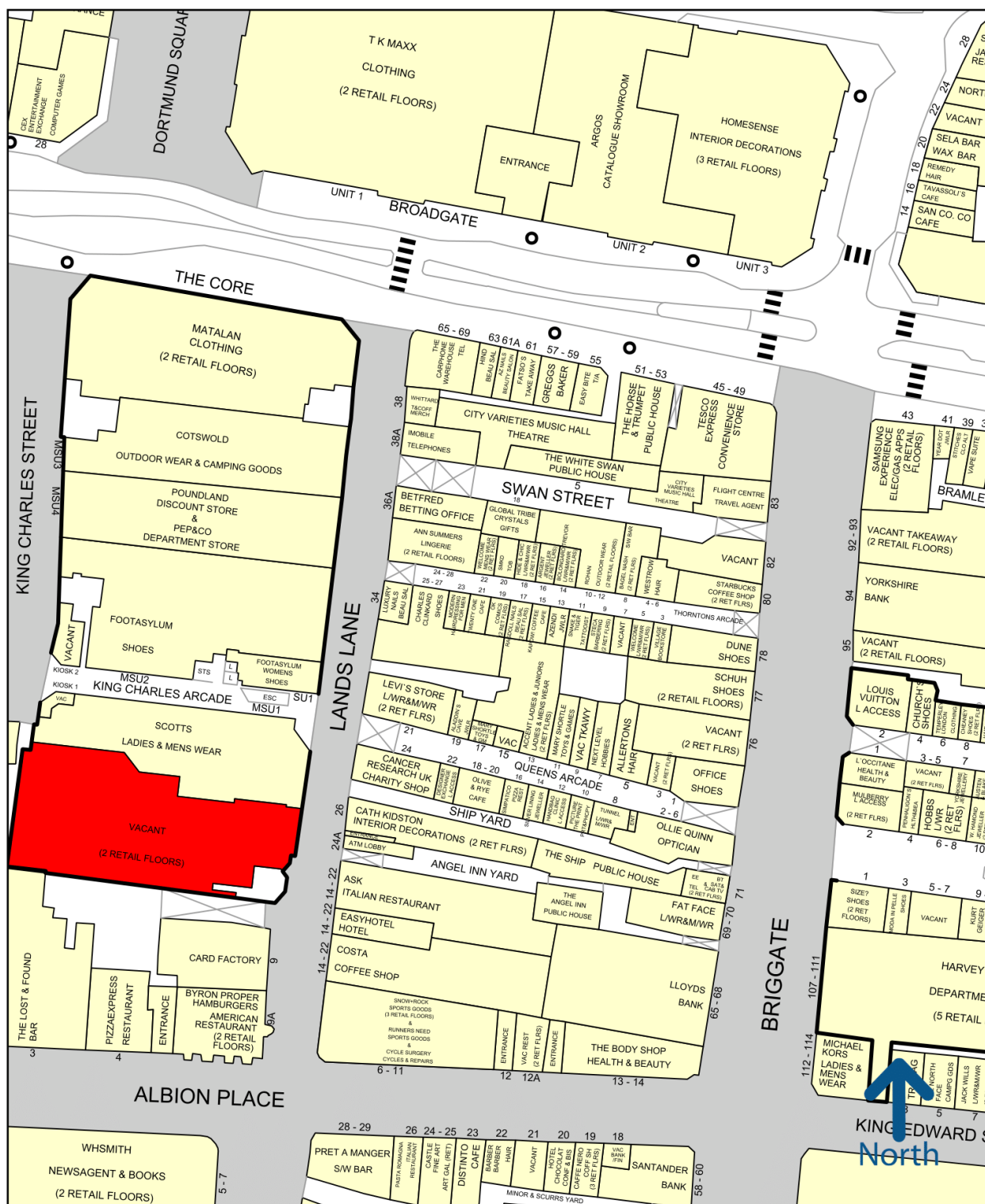
February 2020

Subject to Contract

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Leeds - Central



Experian Goad Plan Created: 30/06/2020
Created By: Barker Proudlove Ltd

