

SHOP PREMISES TO LET

**Unit 9, Belgrave Retail Park
Stanningley Road
Leeds
LS28 6EZ**



- **Ground Floor Area – 78.2 m² (842 ft²)**
 - **Prominent Location**
- **Retail but suitable for other uses ***
(*Subject to planning)

Property Details

Location

The premises are situated in a prominent location on Stanningley Road midway between Leeds and Bradford in a busy commercial area.

The unit is on a development complex with the main occupier being Lidl Supermarket. Other occupiers include Home Bargains, B&M Express, Greggs and Card Factory and Heron Foods.

Description

The property comprises a prominent lock up shop unit having the following dimensions:

Gross Frontage:	7.75 m
Internal Width:	7.23 m
Shop Depth:	10.80 m
Gross Internal Area:	78.2 m ² (842 f ²)

Services

All mains facilities are installed.

Rateable Value

Rates can be confirmed by contacting Leeds City Council.

Lease

The premises are available on new full repairing and insuring lease for a term to be agreed.

Rent

£17,500 per annum exclusive.

EPC (Energy Performance Certificate)

Details are available on request.

VAT

All prices, premiums and rents are quoted exclusive of VAT and if chargeable will be charged at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs.

Further information / viewing

Viewing is strictly by appointment through this office and enquires can be made to:

Graeme Walker

Mobile: 07703 460 630

E: graeme@wpclimited.co.uk

Subject to Contract.

Details Prepared Nov 2021