LEEDS – MSU1/MSU5 LANDS LANE
LEASE FOR SALE – LARGE INCENTIVES AVAILABLE (SUBJECT TO STATUS)

Location
The subject property is located at the main entrance to The Core shopping centre in Leeds City Centre. Lands Lane acts as the main pedestrian route from The Headrow to Trinity Leeds, boasting consistently high levels of footfall.

Located directly adjacent HMV, other nearby retailers include Footasylum, Cath Kidston, Levi’s, Card Factory and Cotswold Outdoors.

Demise
The property is arranged over ground, basement and first floors with the following approximate areas:

<table>
<thead>
<tr>
<th></th>
<th>Ground Floor:</th>
<th>7,153 sq ft</th>
<th>664.54 sq m</th>
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<td>First Floor:</td>
<td>6,476 sq ft</td>
<td>603.03 sq m</td>
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<td>Basement Ancillary:</td>
<td>2,667 sq ft</td>
<td>246.84 sq m</td>
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<td>Total:</td>
<td></td>
<td>16,326 sq ft</td>
<td>1,514.41 sq m</td>
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Tenure
The property is available for assignment/underlease expiring on the 23rd June 2024.

Rent
On application.

Rates
Rateable Value: £226,000

Interested parties are advised to make their own enquiries through Leeds City Council – telephone 0113 376 0359.

EPC
Available upon request.

Further Information
For further information or to arrange a viewing please contact:

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