



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



LEEDS - 9A LANDS LANE

A1/A3 NEW LEASE OPPORTUNITY

Location

The subject property occupies a hugely prominent position on the corner of Lands Lane and Albion Place in Leeds City Centre. Lands Lane leads directly into Trinity Leeds and as such benefits from a strong and consistent level of footfall throughout the day.

Located adjacent to **Pizza Express** and **Card Factory** other nearby retailers include; **WHSmith, Pret, Snow&Rock, HMV, ITSU, JD Sports** and **Footasylum**.

Accommodation

The property is arranged over ground and first floor and provides the following approximate areas:

Ground Floor:	1,914 sq ft
First Floor:	2,027 sq ft
Total:	3,941 sq ft

The unit also benefits from a demised outdoor seating area.

Tenure

The property is available by way of a new lease, subject to vacant possession from September 2018.

Rent

£180,000 pax

Rates

Rateable Value:	£136,000
Rates Payable 18/19:	£67,048

Interested parties are advised to make their own enquiries.

EPC

Available upon request.

Planning

The unit benefits from an A3 planning consent.

Viewing and Further Information

Through joint sole agents, Robinson Webster:

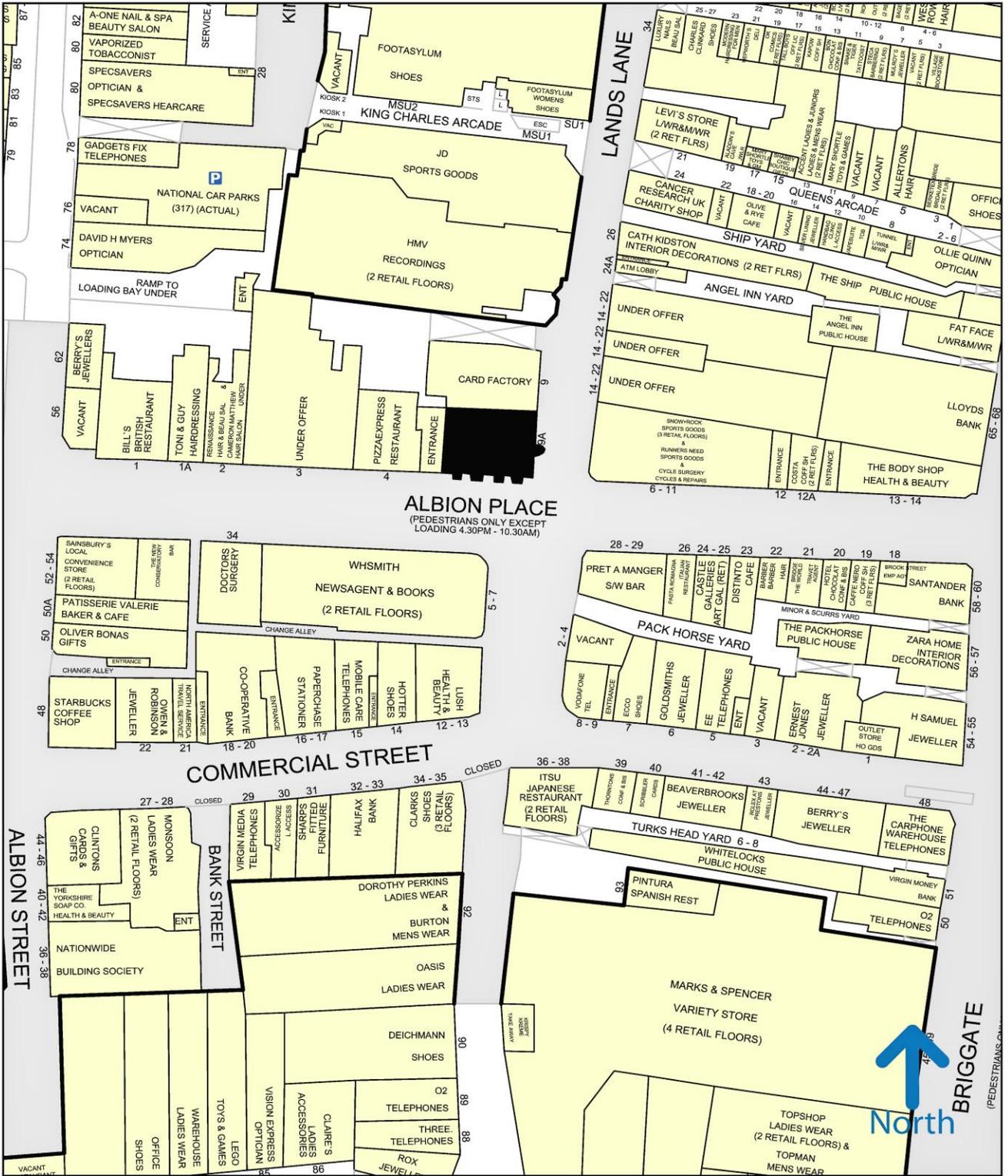
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Experian Goad Plan Created: 15/01/2018
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