

## Proposed Neighbourhood Retail Scheme

# To Let

Adjacent to ASDA, Harehills Lane, Leeds, LS9 6EU



- Situated next to ASDA on the busy Harehills Lane, Leeds
- Potential for a retail unit of up to 6,500 sq ft or could be split
- Large residential population nearby - 31,600 people within a 5 minute drive

## Location

The proposed property is situated in a prominent position on Harehills Lane, the main arterial route linking the A58 (Wetherby Road) and the A64 (York Road).

Harehills is a busy, heavily populated inner city area 1 mile north east of Leeds City centre. The Harehills neighbourhood area has a population of 25,581 with Leeds as a whole having a population of 787,700.

The plot is located adjacent to an ASDA Superstore.

## Description

The site area extends to 0.48 acres (0.196 hectares) and our clients are looking to provide a development scheme to an agreed specification. The site could accommodate up to 6,500 sq ft of retail space in either a single unit or could be split to provide a terrace of smaller units.

Parking would be shared with the adjacent ASDA Supermarket.

## Terms

New fully repairing and insuring lease with 5 yearly upward only rent reviews.

## Rent

Rent available on application.

## Services

Mains electricity, water and drainage will be made available.

## Planning

Planning has not yet been obtained for the site. Any deal will be subject to planning being achieved.

## Rates

Interested parties are advised to make their own enquiries with the Local Authority, Leeds City Council, for verification purposes. Although until the property is developed the unit can not be assessed for Business Rates.

## VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Viewing

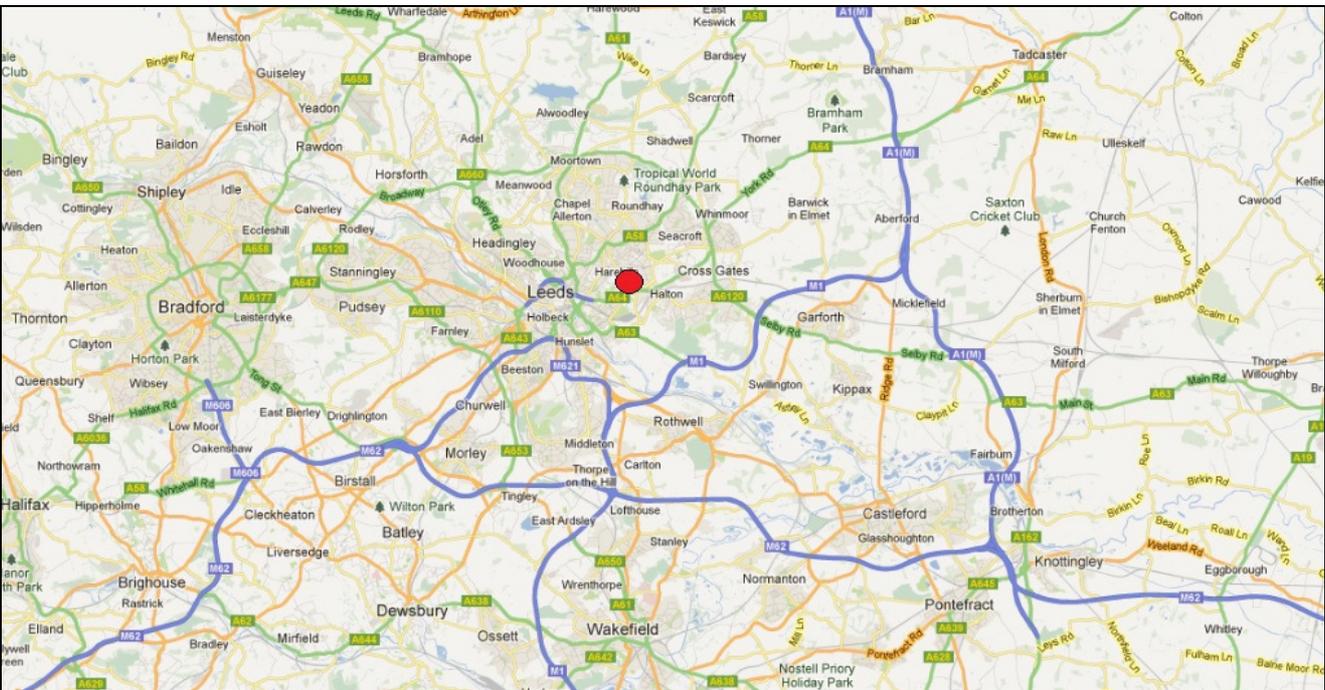
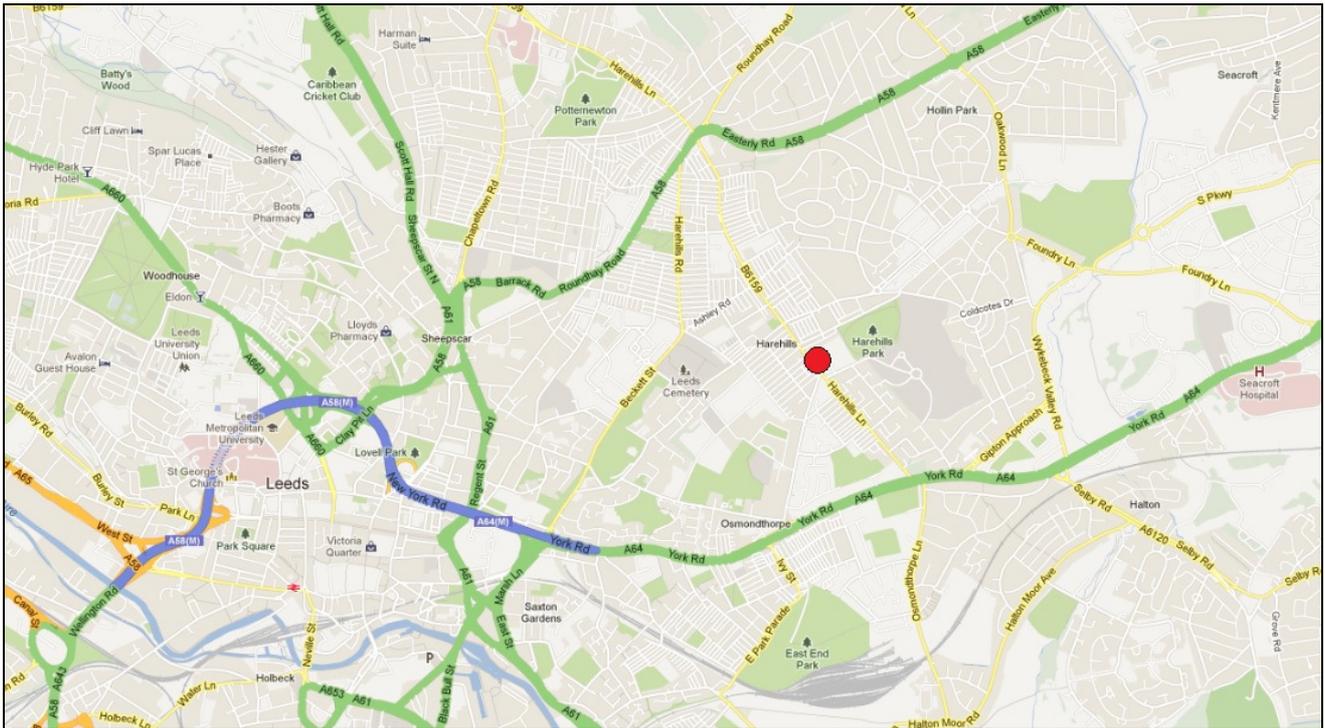
All viewings are strictly by prior appointment:

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Subject to Contract





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