

SUPERB
RETAIL /
LEISURE
UNIT



BOAR LANE
LEEDS
LS1 5NS

- 100% prime location at the junctions of Boar Lane, Park Row and City Square
- Approximately 3,229 sq ft to 9,149 sq ft (may divide)
- Adjacent occupiers including Park Plaza Hotel (187 guest rooms), Primark, Restaurant Bar and Grill, New Look and Banyan Bar and Kitchen
- Adjacent and opposite Trinity Leeds, Leeds Central Station and the new Channel 4 Headquarters

heb
chartered surveyors

0115 950 6611

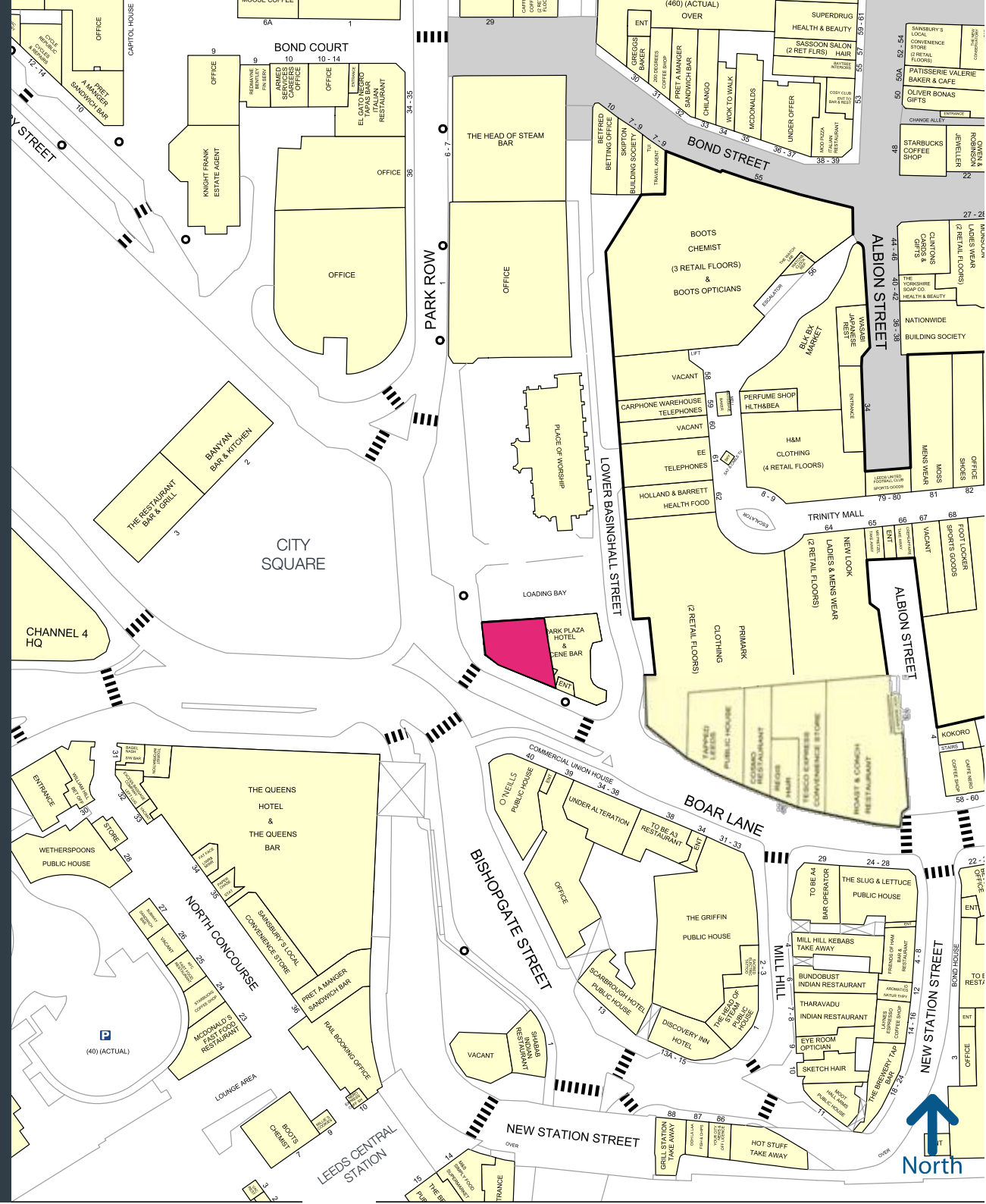
**Pudney
Shuttleworth**
RETAIL & LEISURE PROPERTY CONSULTANTS
0113 203 1130

LOCATION

The property is very prominently located in the heart of Leeds' retail and leisure core and adjoins the city's primary shopping centre, Trinity Leeds.

In addition to the numerous adjacent national retail and leisure occupiers, the property sits opposite Leeds Central Station, approximately 100,000 person footfall per day, and Leeds' professional Central Business District, which includes the new Channel 4 headquarters building.

As a result of this unique location, passing footfall is extremely high.



ACCOMMODATION

Unit 1

Ground Floor	3,229 sq ft
Part basement	1,500 sq ft

Unit 2 (Accessed directly off Boar Lane)

Basement	4,420 sq ft
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Alternatively, the unit is capable of alternate subdivision to meet occupier needs.

SPECIFICATION

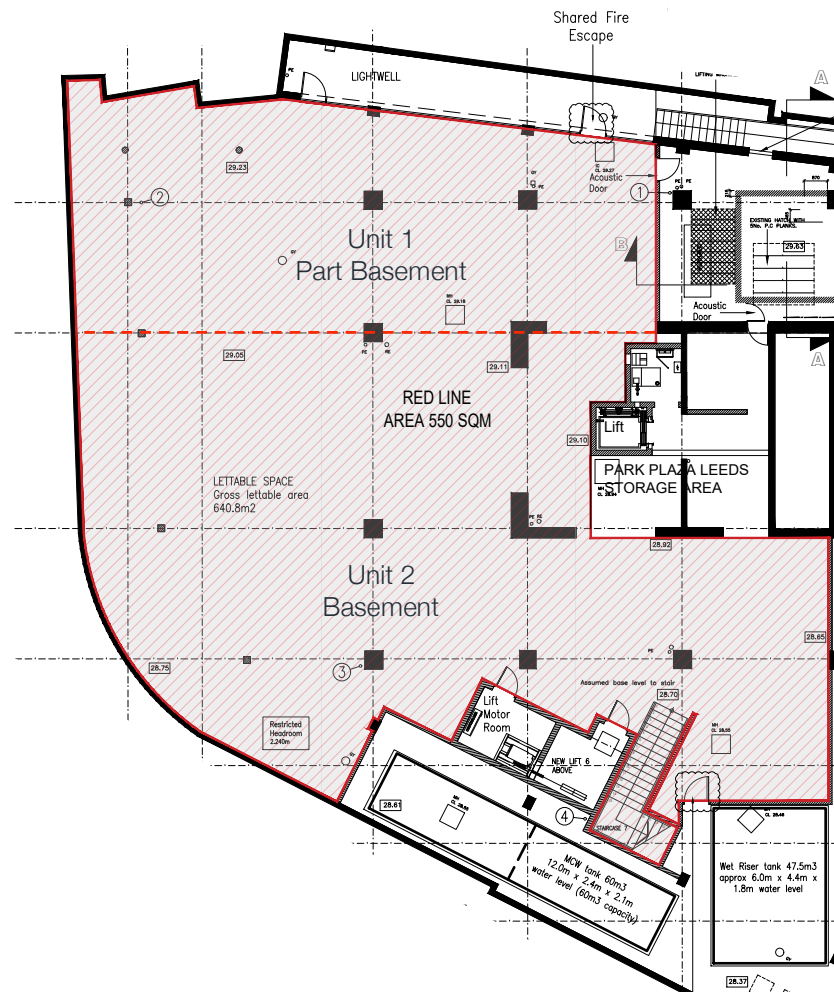
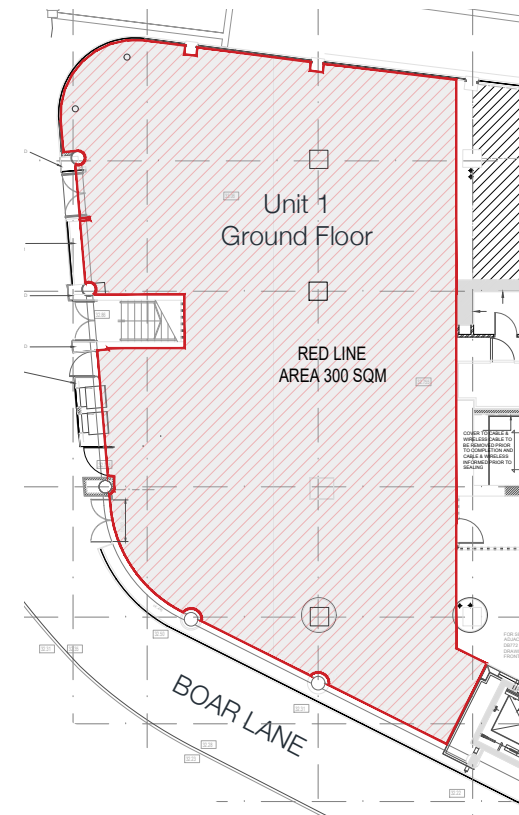
The unit will be left to a standard shell specification, with shop fronts installed and gas, water and an electric supply provided within the accommodation.

USES

Suitable uses, subject to planning, will include A1, A2, A3 and A4.

RATEABLE VALUE

The property forms part of the Park Plaza Hotel and will be separately assessed for business rates upon completion.



LEASE TERMS

The unit is available on a new effectively FRI lease, via service charge for a minimum term of ten years without a break.

RENT

Unit 1 (Ground floor and part basement)	£120,000 pa
Unit 2 (basement area)	£45,000 pa

Alternatively, different configurations are available. Please speak with the joint letting agents to discuss the options available.

SERVICING

Access for servicing is provided to the rear of the property.

OUTDOOR SEATING

The large paved area outside the property would be suitable for outdoor seating, subject to the necessary licence from Leeds City Council.

TIMING

The unit will be ready for tenant's occupation from Easter 2020.

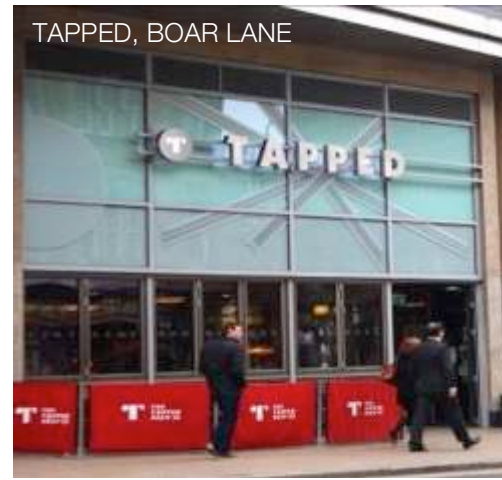
BANYAN, CITY SQUARE



RESTAURANT BAR & GRILL
CITY SQUARE



TAPPED, BOAR LANE



O'NEILLS, BOAR LANE



CONTACT

For further information, including full plans, service charge information and to view the unit please contact the joint agents:

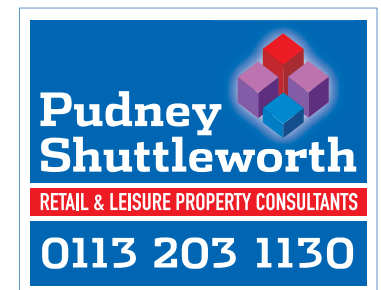
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- b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.