

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET
CONFIDENTIALLY AVAILABLE

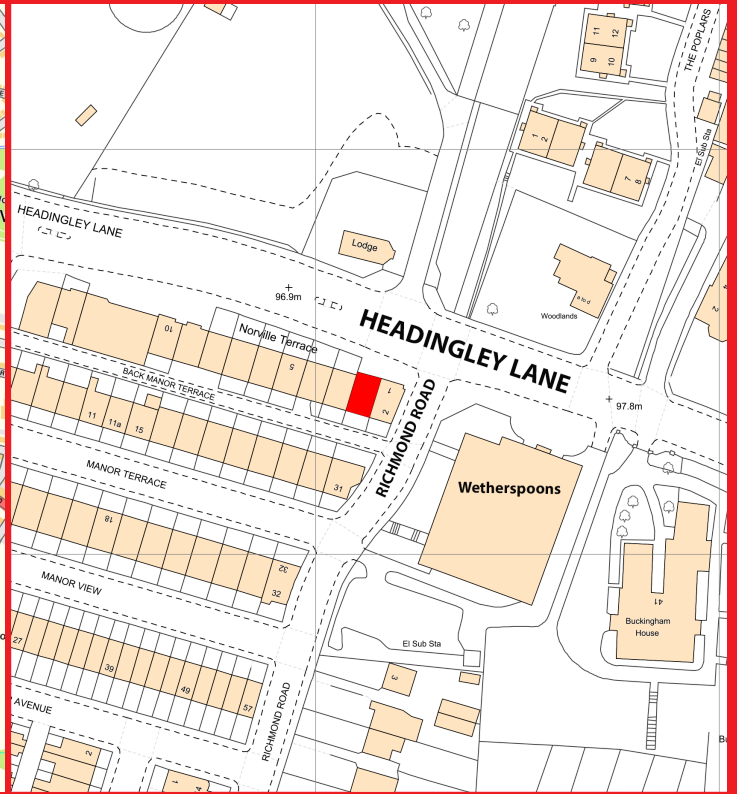
GROUND FLOOR RETAIL UNIT

2 Norville Terrace, Headingley, Leeds, LS6 1BS

• 84.35 SQ M (908 SQ FT)



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LOCATION

Headingley Lane is one of the main arterial routes running northwards from the City Centre and is one of the busiest roads in Leeds.

The subject property is situated within a small parade of retail properties with exceptionally high visibility to the Otley Road. There is on street parking nearby.

DESCRIPTION

The property is a ground floor retail unit with basement storage which is fitted out to a high standard.

ACCOMODATION

	SQ M	SQ FT
Basement Storage	40.6	437
Ground floor shop	43.75	471
TOTAL	84.35	908

ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available upon request.

LEASE TERMS

The property is available to let for a term to be agreed on an effective full repairing and insuring basis.

RENT

Upon application.

RATEABLE VALUE

We understand the rateable value for the property is £10,750

LEGAL FEES

Each party will be responsible for their own legal fees incurred in the transaction.

Subject to contract.

VIEWING

Strictly by appointment with the sole agent,

AWS

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In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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