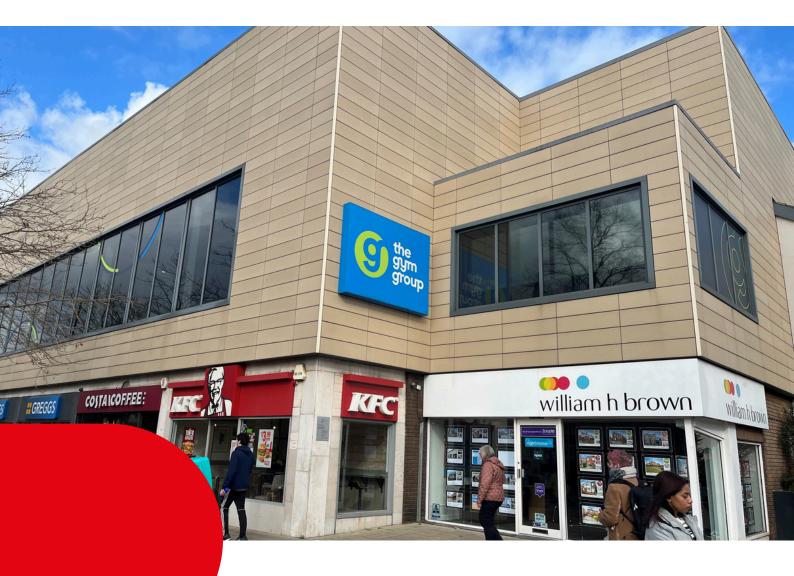


Leeds Office: 0113 388 4848

To Let-Under Offer



Headingley

2 Headingley Central, Otley Road, LS6 2UE

1,180 sq ft / 109 sq m £40,000 PAX

Barker Proudlove

Leeds Office: 0113 388 4848

Location & Description:

- Last remaining prime unit at the heart of Headingley centre.
- Headingley Central is the prime retailing and leisure pitch in this ever popular student/young professional suburb of Leeds. The scheme is anchored by Sainsburys and has seen recent lettings to Rudy's Pizza, Burger King and a new Greggs double unit.
- Other retailers in the centre include Costa, Pizza Express, Superdrug and Boots.

Demise:

Ground Floor 1,180 sq ft 109 sq m **Rent:** £40,000 per annum exclusive **Lease:** Full repairing and insuring for 10 years. **Service Charge:** The service charge for the current year stands at £2,509.31 **EPC:** Energy Performance Asset Rating – B

Legal and professional fees:

Each party to bear their own legal costs.

Contact Us:

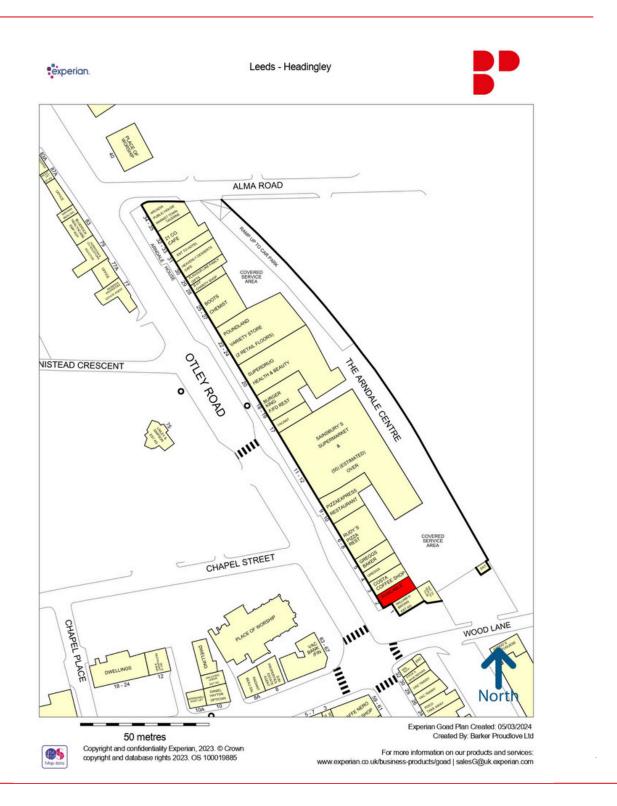
James Lamming 07715 678 630 james@barkerproudlove.co.uk

Jack Deakin 07591 835 782 jack@barkerproudlove.co.uk

Misrepresentation Act. Barker Proudlove Limited gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) Barker Proudlove Limited cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent, advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy; (3) No employee of Barker Proudlove Limited has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property; (4) Rents quoted in these particulars may be subject to VAT in addition and (5) Barker Proudlove Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, (6) Space planning contained in this brochure is indicative only and may require modifications to the building design; (7) All floor plans are not to scale and are for identification purpose only and (8) all CGIs are indicative of the building and site only and are not an exact representation of the completed building.



Leeds Office: 0113 388 4848



Misrepresentation Act. Barker Proudlove Limited gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) Barker Proudlove Limited cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent, advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy; (3) No employee of Barker Proudlove Limited has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property; (4) Rents quoted in these particulars may be subject to VAT in addition and (5) Barker Proudlove Limited hill not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, (6) Space planning contained in this brochure is indicative only and may require modifications to the building design; (7) All floor plans are not to scale and are for identification purpose only and (8) all CGis are indicative of the building and site only and are not an exact representation of the completed building.