

# To Let



## Headingley

2 Headingley Central, Otley Road, LS6 2UE

1,180 sq ft (109 sq m)

£45,000 PAX

## 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:

£45,000 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.

### Rating Assessment:

Rateable Value (April 2023) - £25,250.

### Date Prepared:

February 2025

### Contact Us:

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