



**3 Lidget Hill, Pudsey
Leeds, LS28 7LG**



TO LET

(On a New Lease – Subject to Vacant Possession)

Prime Retail Unit in Pudsey Town Centre

Extending to Approximately 66.82 sq. m. (719 sq. ft.)

RENT - £15,750 Per Annum Exclusive

3 Lidget Hill, Pudsey, Leeds, LS28 7LG

LOCATION

The property occupies an excellent town centre location, situated within a prime area, at the junction of Lidget Hill and Church Lane in the centre of Pudsey. It is near to the Town Hall and is located next door to Santander with nearby occupiers including Sue Ryder, The Barber Shop, William Hill, HSBC and Nat West. Pudsey Market and the bus station are both nearby.

PROPERTY

The property comprises a ground floor retail unit, which we understand will be stripped back to a shell specification, ready to receive the tenants shop-fit. The unit has rear servicing and toilets installed.

ACCOMMODATION

The property offers the following principle dimensions and net internal floor areas:-

Gross Frontage	5.12 metres (16' 9")
Internal Width	4.68 metres (15' 4")
Shop & Built Depth	15.82 metres (51' 10")

Ground Floor

Sales Area	66.82 sq. m.	(719 sq. ft.)
WC's	----	----

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Shop and Premises

Rateable Value: £14,250

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is offered to let on a new lease for a term to be agreed incorporating 5 yearly upward only rent reviews.

RENTAL

£15,750 per annum exclusive – Plus VAT

VAT

We understand that the landlord has elected to charge VAT in relation to the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for this property is as follows:-

C - 75

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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