

On the Instructions of Phones 4 U

# LEEDS

34 Lands Lane

**\*SHOP LEASE  
FOR  
DISPOSAL\***

**\*INCENTIVES  
AVAILABLE\***



## LOCATION

The premises are situated in a prominent position on Lands Lane at the entrance to Thorntons Arcade. Retailers in close proximity include **JD Sports**, **Ann Summers** and **Levi** whilst **Charles Clinkard Shoes** are adjacent.

## DESCRIPTION

The property is arranged over ground, basement, first and second floor levels and comprises the following approximate dimensions and net floor areas:

Gross Frontage	7.16 m	25 ft
Shop Depth	5.11 m	16 ft 9 in
Ground Floor Sales	31.49 sq m	339 sq ft
Basement Storage	29.72 sq m	320 sq ft
First Floor Sales	27.87 sq m	300 sq ft
Second Floor Storage	26.29 sq m	283 sq ft

## LEASE

The premises are held on an effectively full repairing and insuring lease expiring 24th October 2016 at a current rent of **£65,000** pax plus VAT.

## RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £65,500 and the Rates Payable are £30,261. The UBR for 2008/09 is 46.2p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## VIEWING

By appointment via this office:

### Mark Crookes

Tel: 020 7182 2456

Email: mark.crookes@cbre.com

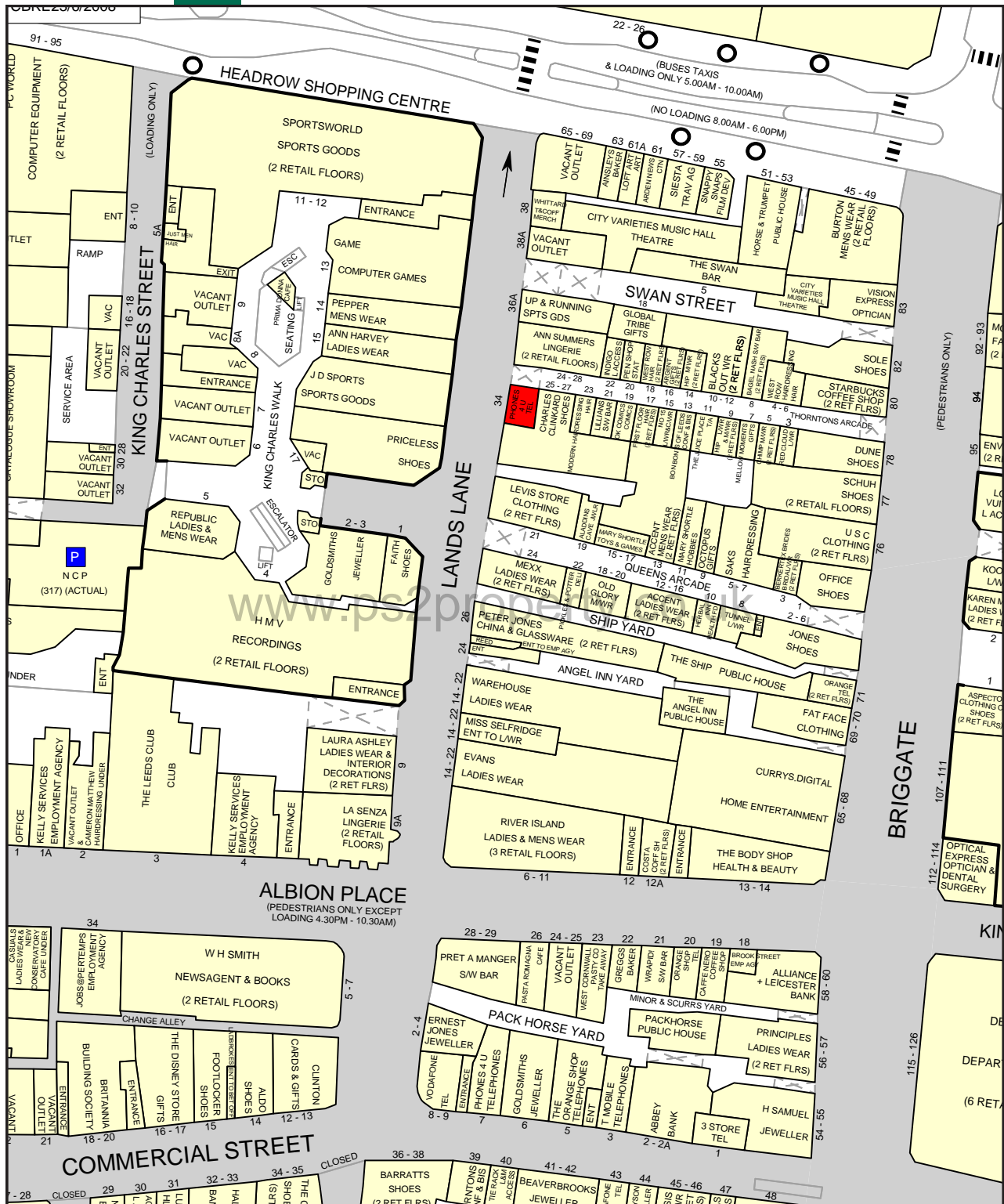
### Tim Starling

Tel: 020 7182 2851

Email: tim.starling@cbre.com

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