

# Upon the Instructions of JD Sports Leasehold Available

## LEEDS, MSU1/MSU5 Lands Lane, LS1 6JE



### Key Features

- Prime Position
- Lands Lane Frontage
- Forms part of the Core Shopping Centre.
- Confidential

### Viewing

By appointment via this office:

#### Nik McCarthy

t: +44 113 394 8855

m: +44 796 096 0207

e: [nik.mccarthy@cbre.com](mailto:nik.mccarthy@cbre.com)

#### James Keany

t: +44 207 182 2861

e: [james.keany@cbre.com](mailto:james.keany@cbre.com)

### CBRE Limited

6th Floor

Toronto Square

Leeds

LS1 2HJ

[www.cbre.co.uk/retail](http://www.cbre.co.uk/retail)

Date of Issue 27-Mar-2018

### Location

The property is located in a prominent position, fronting the busy pedestrianised retail parade Lands Lane, in the heart of Leeds City Centre. The unit also forms part of 'The Core' retail and leisure scheme and sits adjacent to **HMV**. Other nearby major occupiers include **Levi's**, **Foot Asylum**, **Card Factory** and **Byron**. **Costa** and **Ask** are due to open on Lands Lane in summer 2018.

### Description

The premises benefit from trading levels at both ground and first floor, with further storage accommodation located in the basement. The unit benefits from dual frontages to both Lands Lane and the internal mall of The Core Shopping Centre.

### Accommodation

<b>Ground Floor</b> (sales)	664.54 sq m	7,153 sq ft
Gross Frontage (inc return)	47.07 m	154' 04"
Net Frontage	23.04 m	75' 06"
Shop Depth	50.77 m	166' 05"
Shop Width	16.49 m	54' 10"
<b>First Floor</b> (sales)	601.64 sq m	6,476 sq ft
Gross Frontage	23.07 m	75' 07"
Shop Depth	24.89 m	81' 06"
Shop Width	17.61 m	57' 07"
Basement (ancillary)	246.84 sq m	2,657 sq ft
<b>Total Floor Area</b>	<b>1,513.02 sq m</b>	<b>16,326 sq ft</b>

The premises could potentially be split to suit specific size requirements.

### Tenure

The property is occupied under an existing lease which expires 23<sup>rd</sup> June 2024.

### Rent

**Rent Upon Application.**

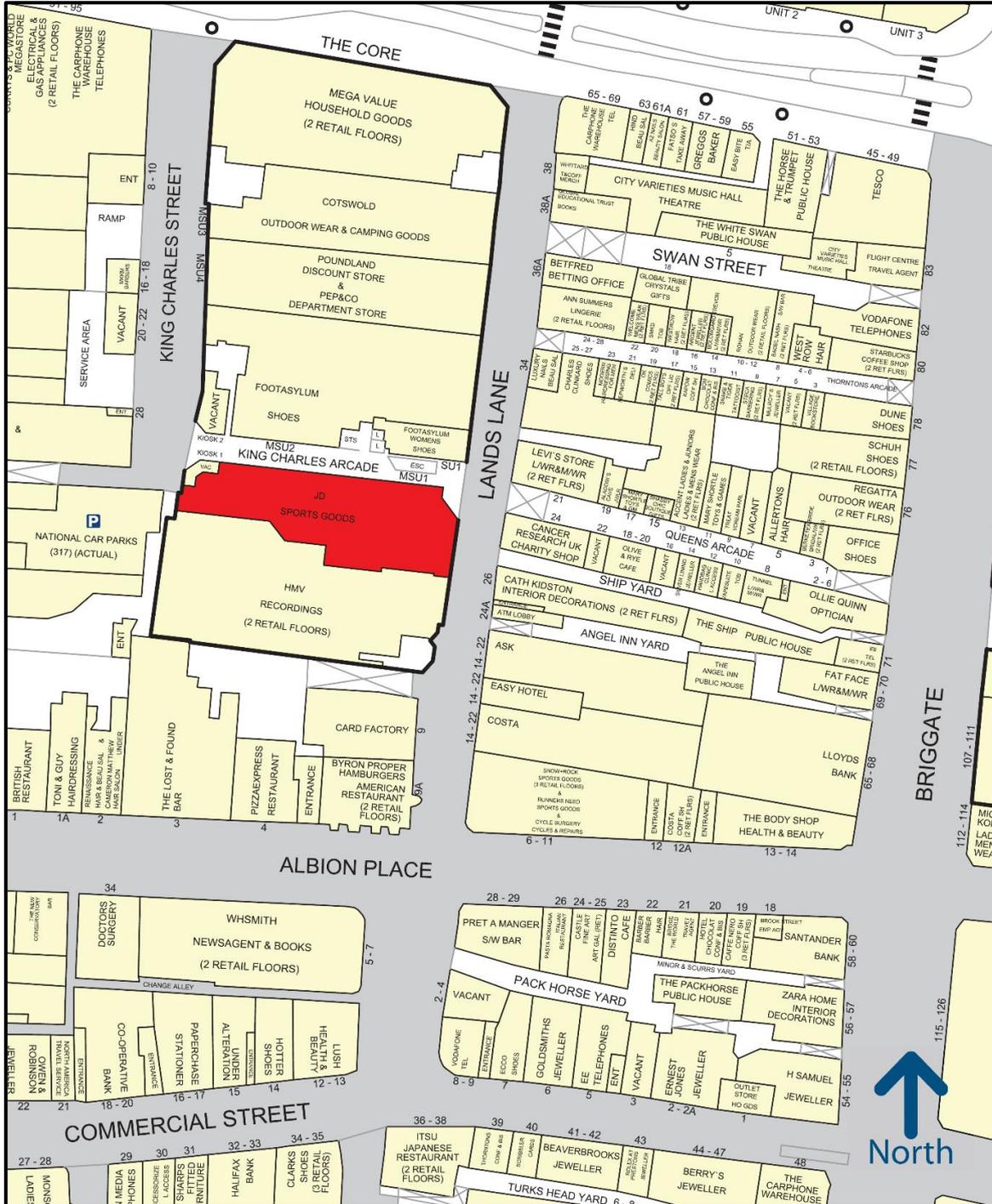
### Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £226,000. The UBR for 2018/2019 is 49.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### EPC

Available upon request.

# Upon the Instructions of JD Sports Leasehold Available LEEDS, MSU1/MSU5 Lands Lane, LS1 6JE



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.  
© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.  
© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract.

