



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

**RETAIL PREMISES**

**21 BLENHEIM TERRACE, LEEDS, LS2 9HJ**

869m<sup>2</sup> (9,354 sq ft)



- Highly prominent arterial route location
- Predominantly open plan interior
- Available for occupation from end of October

**0113 2348999**

## Location

The property is on the eastern side of Woodhouse Lane (A660) approximately 1 mile to the north west of Leeds city centre. Blenheim Terrace is an imposing terrace of buildings facing onto the main Leeds University Campus.

Other occupiers include Tesco Express, Barclays Bank and several multi national cafes. Subway are also close by.



## Description

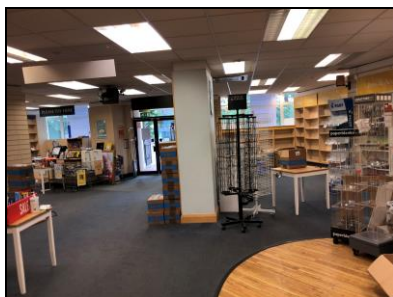
The property has been converted from its original residential use to commercial use and later used as a well-known book shop. The property is built of brick which is rendered to the front elevation with ground, first and second floors together with a separately accessed lower ground floor. The lower ground and first floors have been used for retail purposes and the first floor was recently used as a Korean café. The floors are accessed via a feature spiral staircase together with a lift serving lower, ground and first floors. The property has access to the rear from Back Blenheim Terrace via a personnel door and concertina access door to a loading area.

## Accommodation

The property has the following net internal floor area:-

Description	M <sup>2</sup>	(sq ft)
Ground floor	325.25	(3,501)
First floor	322.46	(3,471)
Second floor	89.93	(968)
Lower ground floor	131.35	(1,414)
<b>Total Net Internal Floor Area</b>	<b>868.99</b>	<b>(9,354)</b>

There are 9 marked car spaces to the front and disabled ramp access to the building.



## Heating

The property has ceiling mounted air conditioning cassettes and wall mounted air conditioning units together with electric wall heaters. We have not tested any of the services.

## EPC

The property has an EPC rating of C (70).

## Rating

The premises are rated as Shop & Premises RV £69,000.

The National Uniform Business Rate for 2020/21 is 49.9p in the £.

## Terms

The premises are offered via a new full repairing and insuring lease for a period of years to be agreed at a commencing rental of £80,000 per annum.

## VAT

VAT is not applicable.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs with this transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

**Michael Steel & Co**  
Richard Barker  
Andrew Steel

Tel: 0113 234 8999  
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[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)

**Ackroyd Dent & Co**  
Neil Drake

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Our Ref: 2986/A/S  
August 2020

Subject to Contract



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**Michael Steel & Co** conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.