



SMITHYOUNG

TO
LET



EXITING NEW RETAIL DEVELOPMENT KILLINGBECK BRIDGE, YORK ROAD, LEEDS. LS14

Description

The site is prominently situated at the junction of the A64 York Road with the A6120 Selby Road, directly opposite Asda, B&M, B&Q and McDonalds. The site is approximately 2.5 miles west of Leeds City Centre. The A64 provides access to both Leeds City Centre and the wide motorway network.

Accommodation

It is proposed to develop the below units comprising of the approximate net internal floors areas:

Unit 1	371.6 m ²	4,000 ft ²
Unit 2	185.8 m ²	2,000 ft ²
Unit 3	92.9 m ²	1,250 ft ²
Unit 4	92.9 m ²	1,250 ft ²
Unit 5	92.9 m ²	1,250 ft ²
Unit 7	278.7 m ²	3,000 ft ²
Drive Thru	120.7 m ²	1,800 ft ²

Alternative size options can be provided subject to obtaining the relevant planning permission.

Term

All units are to be offered on a New Full Repairing and Insuring lease for a term of 10 years.

Rent

On application.

VAT

VAT, if applicable will be charged at the standard rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

Business rates to be re-assessed on completion of works.

EPC

The energy performance certificate can be made available on request.

For further information please contact:

Richard Padley

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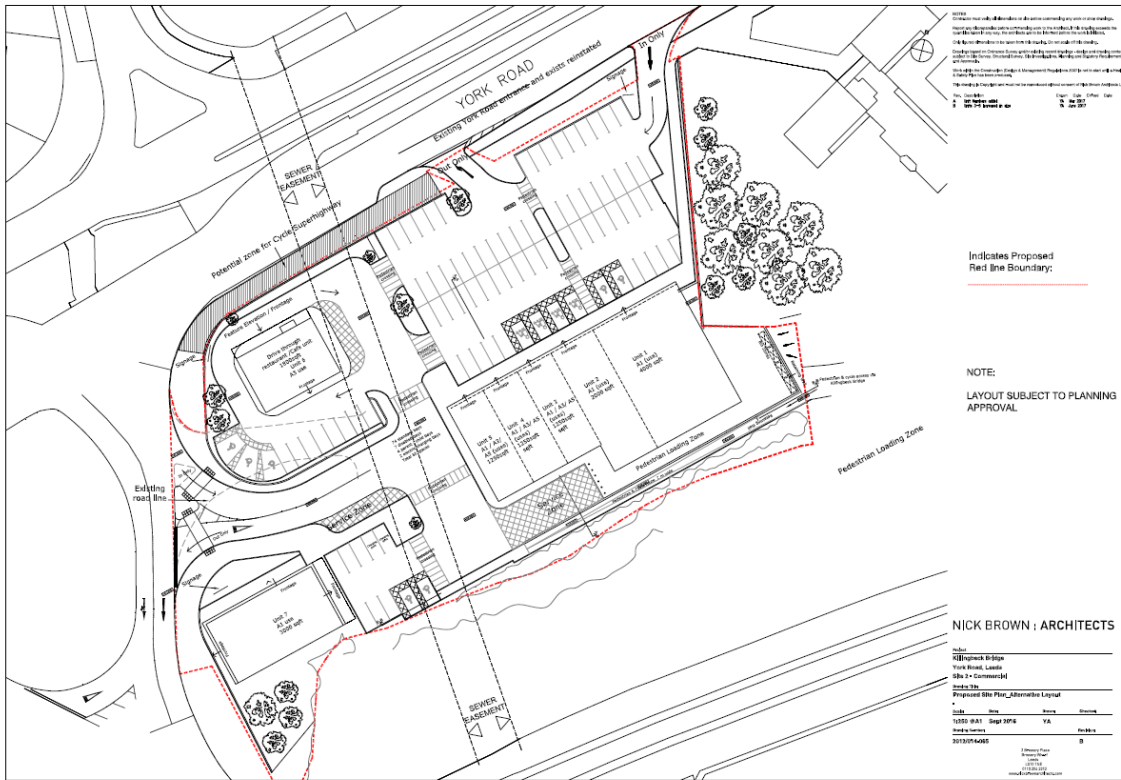
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