



**NEW RETAIL UNITS TO LET
WITH A1/A2/A3/A5
(SUBJECT TO PLANNING)**



Artists impression

**ELLAND ROAD
LEEDS
LS11 8TU**

Bowcliffe, Trinity One, Neptune Street, Leeds, LS9 8EA.
T: +44 (0)113 245 2452 W: www.bowcliffellp.com E: jr@bowcliffellp.com

LOCATION

The property will occupy a prime site on Elland Road, directly opposite the football stadium adjacent to The Peacock public house.

DESCRIPTION

A new retail development of 3 self-contained units with a further unit on ground and first floor for a children's day nursery, with on-site parking.

ACCOMMODATION

The proposed development will comprise the following units;

Unit 1	111.50sqm	1,200sq ft
Unit 2	92.90sqm	1,000sq ft
Unit 3	87.40sqm	941sq ft

The nursery will provide 3,000sq ft over 2 floors and outside play area at first floor level.

LEASE

The premises will be available by way of new FR&I leases for a term of years to be agreed.

RENT

Unit 1 UNDER OFFER
Unit 2 UNDER OFFER
Unit 3 £20,000pax
Nursery UNDER OFFER

RATES

The property will be assessed upon completion.

LEGAL COSTS

Each party to bear their own legal costs incurred in a transaction.

VIEWING

All enquires should be via the sole agents, Bowcliffe Chartered Surveyors. For further information or to make arrangements to view, please contact:

Bowcliffe (Tel: 0113 245 2452)
Contact: Jeff Robertson
jr@bowcliffellp.com

Date of particulars: April 2016

**SUBJECT TO CONTRACT
& WITHOUT PREJUDICE**

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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