



**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.  
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## 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	92.90sqm	1,000sq 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 £17,500pax  
Unit 3 £17,500pax  
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](mailto: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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