

# TO LET

15 HEADINGLEY  
LANE, LEEDS,  
WEST YORKSHIRE  
LS6 1BL

**729 sq ft**  
**67.72 sq m**

- Prominent position fronting Headingley Lane
- Glazed frontage
- First floor treatment/salon rooms

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## LOCATION

The property occupies a main road position on the A660 Headingley Lane on the junction with Victoria Road circa 1.5 miles from Leeds city centre.

The property is located in Hyde Park which is a busy suburban location filled with students and young professionals who live and work in Leeds.

## DESCRIPTION

The unit comprises the ground floor of 15 Headingley Lane and the first floors of 11a/13a and 15 Headingley Lane. The ground floor retail space is rectangular in nature and the first floor has been split into smaller treatment/salon rooms. There are kitchen facilities on the first floor. The shop is secured by an electric roller shutter.

There is water and electricity at the property and it is heated via electric radiators.

The property has been left in shell specification ready for any incoming tenant.

## ACCOMMODATION

| Name         | Size                          |
|--------------|-------------------------------|
| Ground floor | 188 sq ft (17.47 sq m)        |
| First floor  | 542 sq ft (50.35 sq m)        |
| <b>Total</b> | <b>729 sq ft (67.72 sq m)</b> |

## TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

£20,000 pa exclusive.

## SERVICE CHARGE

There is no service charge at the property.

## RATEABLE VALUE

From the April 2026 Rating list, the property's rateable value is £6,100.

## EPC

The property has an EPC rating E.

## LEGAL COSTS

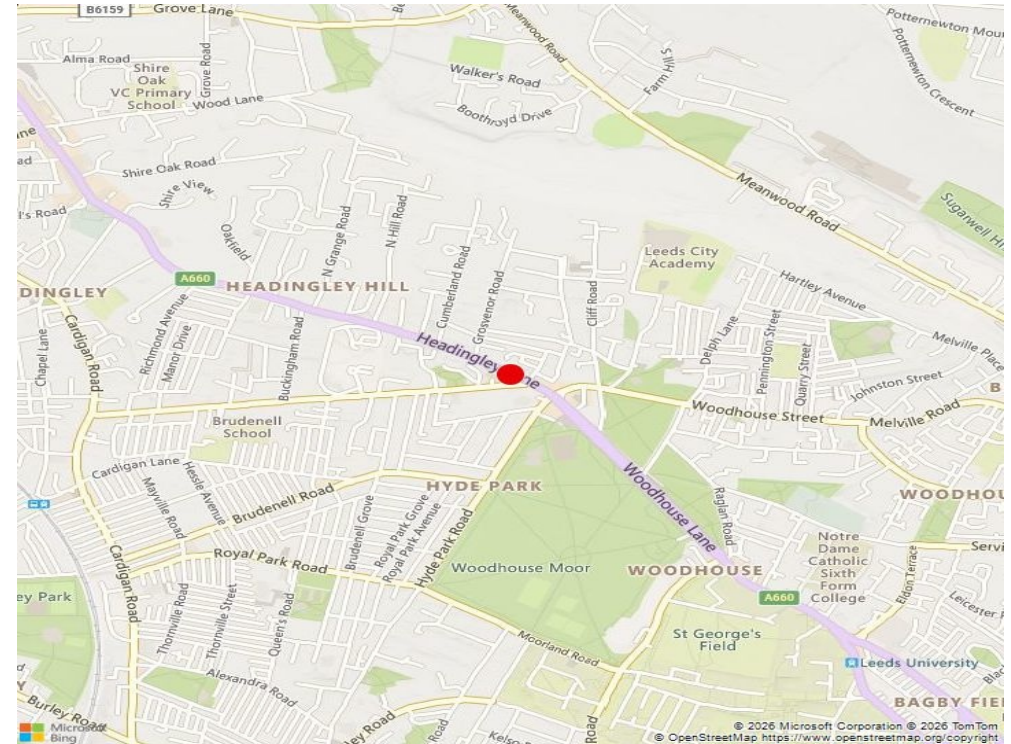
Each party to be responsible for the payment of their own legal costs.

## VAT

The property is VAT elected.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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## IMPORTANT INFORMATION

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