

TO LET

21-25
HEADINGLEY
LANE, LEEDS,
WEST YORKSHIRE
LS6 1BL

576 sq ft
53.51 sq m

- Prominent position fronting Headingley Lane
- Glazed frontage

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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 property comprises a 576 sq ft retail shop fronting Headingley Lane in Hyde Park.

The units were formerly three separate shops but have been joined to create one unit. There is a dividing wall between units 21/23 and unit 25 with a doorway in the middle to join the two. In the former number 25, which has been used as ancillary/office space, there is a small toilet and kitchenette. In units 21 and 23, the retail area, there are built in storage units to the rear and a reception desk. The property benefits from a full width glazed frontage.

ACCOMMODATION

The property extends to a total of 576 sq ft (53.51 sq m).

TERMS

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

RENT

£23,000 pa

RATEABLE VALUE

The properties are assessed individually, as follows from the April 2026 Rating List:

21 Headingley Lane - £5,600

23 Headingley Lane - £5,600

25 Headingley Lane - £5,600

EPC

The property has an EPC rating D.

LEGAL COSTS

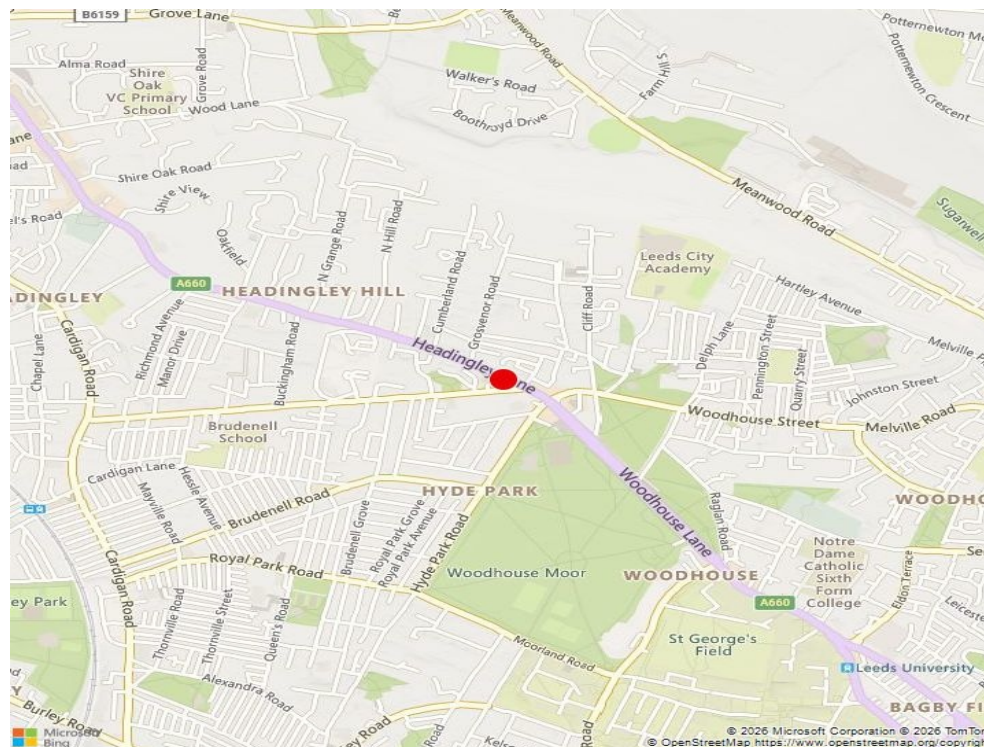
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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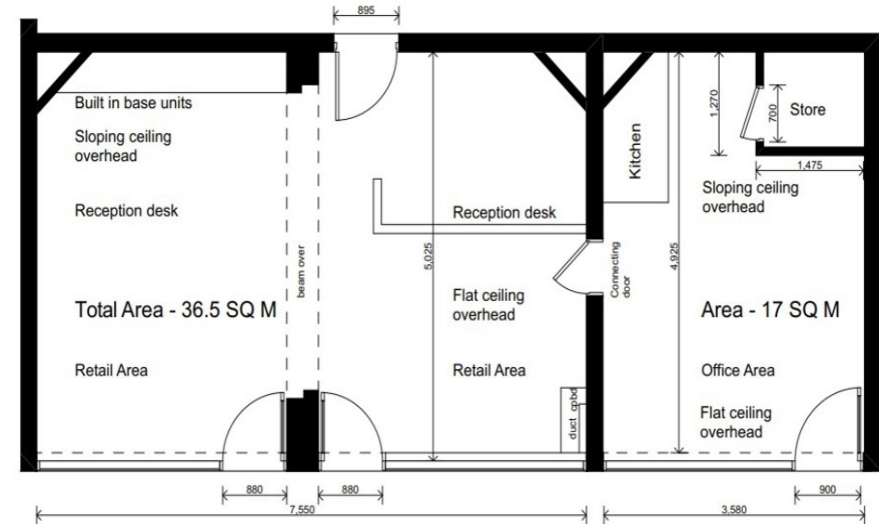
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IMPORTANT INFORMATION

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21-25 Headingley Lane, Leeds

'MHS Student Lettings'
Ground Floor



21-25 Headingley Lane, Leeds -
Scale 1 : 50 @ A4

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