

QUALITY PROMINENT RETAIL UNIT

AVAILABLE SEPARATELY OR AS A WHOLE

TO LET



4 & 6 ROBIN LANE, PUDSEY

LS28 7BN

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# 4 & 6 Robin Lane

Pudsey, LS28 7BN



Tenure

To Let



Property Type

Retail



Rental/Price

Upon application



Size

From 45.35sq m to 97.49sq m  
(488sq ft to 1,049sq ft)



Location

Pudsey, LS28 7BN



Property ID

731.4626a (1230390)

**For Viewing & All Other Enquiries Please Contact:**

**MATTHEW JENNINGS MRICS**  
Director

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Graduate Surveyor

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## Property

The premises consists of two interconnecting ground floor retail units being stone built and under a pitched roof. Both units benefit from large shop front window displays, good natural light as well as each unit having their own W/C and kitchen facilities.

4 Robin Lane benefits from an ancillary basement.

Externally, the premises benefit from on street parking and are directly adjacent to a pay and display car park.

Area	m <sup>2</sup>	ft <sup>2</sup>
4 Robin Lane	45.35	488
6 Robin Lane	52.14	561
Total GIA	97.49	1,049

## Energy Performance Certificate

The property has an Energy Performance Asset Rating of D Further information is available on request.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Rates

**Description:** Shop and Premises  
**Rateable value:** £13,250

## Terms

The property is available **To Let** by way of a new Internal Repairing and Insuring lease, for a term to be agreed.

## Rental

**Upon application.**

## VAT

Prices and rental are exclusive of VAT if chargeable.

## Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

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The property is superbly located on Robin Lane, a thriving high street in the centre of Pudsey.

The premises lie approximately 6 miles from Leeds city centre and 5 miles from Bradford city centre.

Other occupiers in the area include Wetherspoons, Wetherby Whaler and Sainsburys.



