

**ADDRESS****28 OTLEY ROAD, LS6 2AD****RENT****£26,500 PA PA**

Assignment Available: This unit has operated under an A1, A2 and A5 User class orders, this is very hard to achieve in Headingley due to the amount of existing estate agents and financial services, Available 8th December 2015 Circa 485 Sq ft . This unit is well positioned, surrounded by the major retailers of Headingley. It attracts one of the largest footfalls in Headingley as it is situated at the junction of Otley Road and North Lane. Rates: The adopted rateable value is £21750 per annum but as the local council multiplier is approx 47p in the pound you would only pay approx £10222 per annum , however if you are able to achieve a small business discount you would pay much less. Please contact the local council and the VOA for verification and advice.

