

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

Assignment Available: Circa 535 sq ft (ground 461 sq ft , 1st floor 74 sq ft) Adopted Rateable Value £14250 , rates payable A1 Retail unit situated in the very heart of Headingley. With an above average footfall for an out of town center location and enjoying the position of a main arterial route in to Leeds City center. This property is very clean and tidy and would ideally suit a retailer who might need extra storage space as this unit benefits from a rear under stair and ancillary space storage and a 1st floor store that is accessed via stairs leading from 'back of house'.

