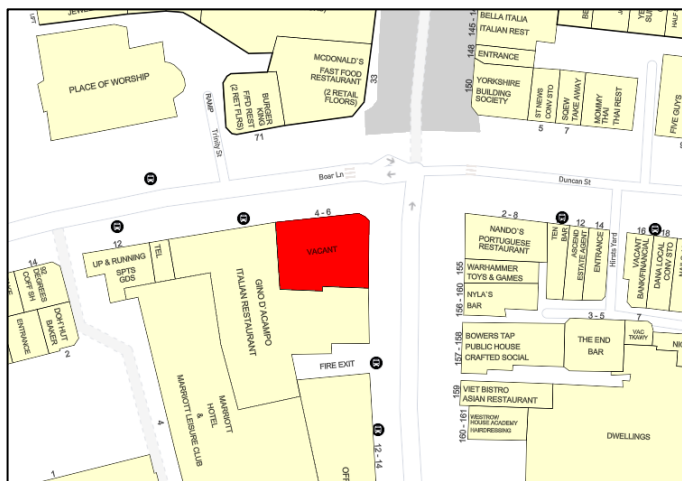
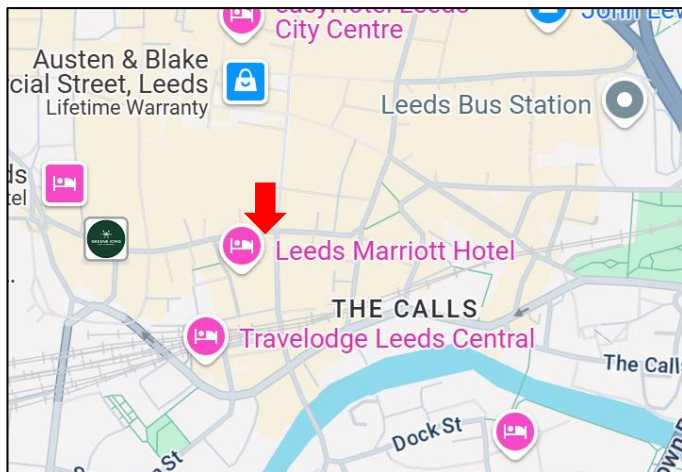




4-6 Dysons Corner, Boar Lane, Leeds, LS1 6LY

EXCITING OPPORTUNITY TO ACQUIRE A HIGHLY PROMINENT RETAIL / RESTAURANT OPPORTUNITY OPPOSITE BRIGGATE IN LEEDS CITY CENTRE.



NMRK.COM/UK

LOCATION

The property is located in a prominent position at the junction of Boar Lane and Briggate in Leeds city centre. Nearby occupiers include Gino D'Acampo, McDonald's and Nando's.

DESCRIPTION

The property comprises a corner retail / restaurant unit with accommodation across ground and basement floors.

SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a gross internal area as below:

ACCOMMODATION	FLOOR AREA (SQ M)	FLOOR AREA (SQ FT)
Ground Floor	244.81	2,635
Basement	189.17	2,036
Total	433.98	4,671

BUSINESS RATES

Rateable Value (2023): £82,500
Hairdressing Salon and Premises

EPC

Details available upon request.

LEASE TERMS

A new lease is available for a term of years to be agreed.

Rent on application.

VIEWINGS

By prior appointment through the sole agents, Newmark.

CONTACT

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NEWMARK

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Particulars issued May 2025.