

Tenancy Schedule 2018

19-31 Lidget Hill, Pudsey LS28 7LG

Address	Tenant	Floor Areas	Lease Terms	Rent	Comments
19 Lidget Hill (& First Floor over 19/21 Lidget Hill)	L Conn-Howard & M Newby trading as Pudsey Bathrooms	633 sqft ITZA First Floor 1,300 sqft	3 year FRI lease from 6 May 2018	£28,600 PA	
21/23 Lidget Hill	Yorkshire Building Society	960 sqft ITZA	10 year FRI lease from 11 April 2012	£31,500 PA	5 yearly rent reviews
25 Lidget Hill	St Gemma's Hospice	480 sqft ITZA	10 year FRI lease from 1 February 2014	£15,840 PA	Five yearly rent reviews
27/29 Lidget Hill	Coral Racing Limited	1,010 sqft ITZA Store 22 sqft	10 year FRI lease from 14 May 2015	£34,000 PA	Tenant option to break at end of year 5. Five yearly rent reviews. Part Sub-let to TUI
31 Lidget Hill	TCCT Retail Limited t/a Thomas Cook	447 sqft ITZA	5 year FRI Lease from 3 August 2016	£15,500 PA	Tenant option to break at end of year 3

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First Floor – 27a Lidget Hill	Broadhead, Peel & Rhodes t/a BPR Heaton Accountants	3,641 sqft	25 year FRI lease from 25 March 1990	£31,500 PA	Tenant Holding Over – new lease under negotiation
			TOTAL	£156,940 PA	

Note: Purchasers should satisfy themselves as to the precise floor areas and dimensions for each unit.