



Unit 19, Central Arcade

Leeds, LS1 6DX

FIRST FLOOR RETAIL UNIT

3,209 sq ft
(298.13 sq m)

- External access from street
- Busy shopping location
- New lease available



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Summary

Available Size	3,209 sq ft
Rent	£40,000 per annum
Rates Payable	£15,718.50 per annum
Rateable Value	£31,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

The property comprises a large retail unit located on the 1st floor of Central Arcade, with its own ground floor entrance, accessible via Central Road. The unit is self contained, with its own internal lift (which the tenant is to be responsible for) providing easy access to the upper floors from street level. Central Arcade itself fronts onto Briggate, opposite the entrance of Trinity Leeds. The Arcade offers a vibrant mix of independent and national leisure/retail operators that benefit from high footfall passing through.

Location

Central Arcade adjoins The Store House, which is the new development on the former House Of Fraser site and is positioned directly opposite the Briggate entrance to Trinity Leeds Shopping Centre where retailers include M&S, Apple and River Island.

Accommodation

The accommodation comprises the following area:

Name	sq ft	sq m
1st	2,404	223.34
2nd	805	74.79
Total	3,209	298.13

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a quoting rent of £40,000 per annum exclusive of VAT, business rates, service charge, insurance, utility costs and any other outgoings.

Planning

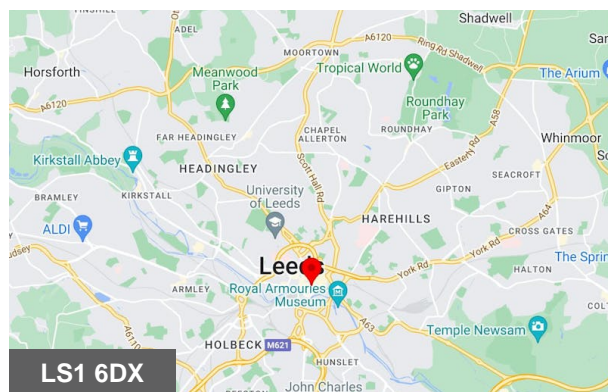
The unit currently benefits from the new E Class planning consent. Interested parties are advised to check with the local authority.

VAT

The property is elected for VAT therefore VAT will be payable on rent, service charge and buildings insurance.

Legal Fees

Each party is to be responsible for their own legal fees.



Viewing & Further Information



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