

PRIME RETAIL UNIT TO LET

SUBJECT TO VACANT POSSESSION & STAFF UNAWARE

# 14 Commercial Street Leeds



## Savills Leeds

3 Wellington Place  
Leeds  
LS1 4AP

[savills.co.uk](http://savills.co.uk)



## Location

The unit is prominently positioned in the heart of Leeds and Commercial Street is located directly opposite the entrance to Trinity which includes retailers such as **Sostrene Grene, Zara, Next, Apple** and **M&S**.

Commercial Street maintains a high footfall being pedestrianised and close to both Briggate and Trinity Leeds.

The subject property provides an attractive frontage and is adjacent to **Lush** and **Cinnabon** with other occupiers in the immediate vicinity including **Scribbler, Lovisa, Itsu, Ann Summers, Diamond Heaven, Vodafone** and **Popeyes. Warren James** and **Chik-fil-A** are also both fitting out nearby.

## Accommodation

The premises are arranged over ground, first, second and third floors comprising the following approximate net internal areas:

Ground Floor:	1,039 sq ft	96.5 sq m
First:	1,037 sq ft	96.3 sq m
Second:	639 sq ft	59.3 sq m
Third:	504 sq ft	46.8 sq m

## Tenure

The property is available by way of a new fully repairing and insuring lease subject to vacant possession.

## Rent

£120,000 per annum exclusive.

## Rates

Rateable Value:	£105,000
UBR (2025/26) :	£0.555
Rates Payable:	£58,275

*Parties are advised to make their own enquiries with the Local Authority.*

## Use

The premises currently benefits from Class E use.

## EPC

D - Full Energy Performance Certificate available on request.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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## Viewing & further information

Staff unaware. Strictly by prior arrangement only with:

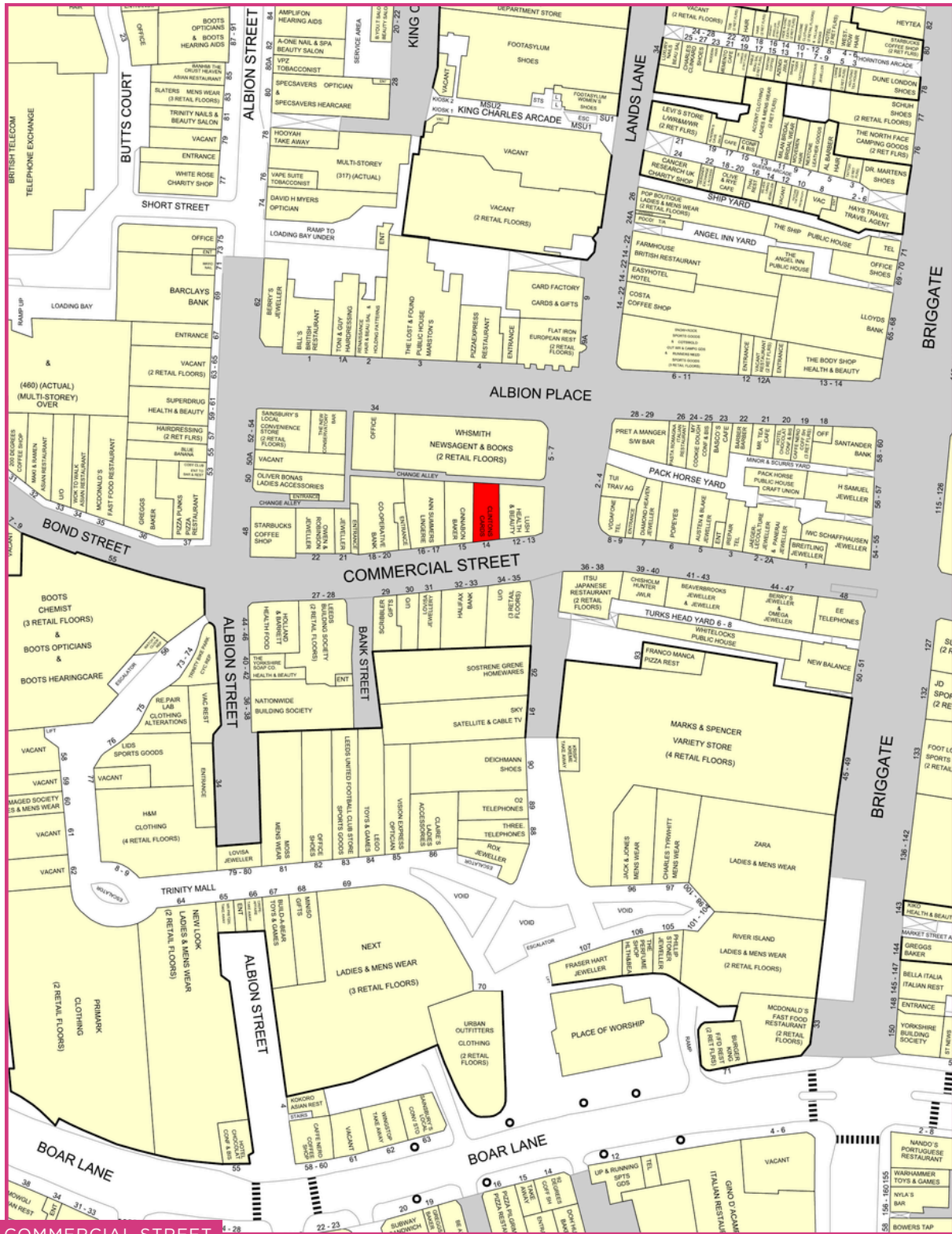
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**COMMERCIAL STREET**

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