



**9 Fish Street**

Leeds, LS1 6DB

**Self contained lock up unit  
in city centre**

**290 sq ft**  
(26.94 sq m)

- City centre location
- Good local amenities
- Full business rates relief



# 9 Fish Street, Leeds, LS1 6DB

## Summary

<b>Available Size</b>	290 sq ft
<b>Rent</b>	£15,000 per annum
<b>Rates Payable</b>	£3,820 per annum This property qualifies for full rate relief
<b>Rateable Value</b>	£10,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The unit comprises a small self-contained lock up shop previously used as a hairdressers. Internally the space has a small open plan sales area with w/c and small kitchen facility to the rear. The property has a dedicated electric supply.

## Location

Located in the heart of the city centre, Fish Street directly links Vicar Lane to the east, Kirkgate to the south and Kind Edward Street to the north. Briggate and Victoria Leeds, the prime shopping areas of the city, are located very close by. Nearby occupiers include Empire Café, Tesco Express, Soho Nails & Beauty and Kitty Café.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	290	26.94
<b>Total</b>	<b>290</b>	<b>26.94</b>

## Terms

The unit is available by way of a new internal repairing lease (plus repairs to shop front) for a term of years to be agreed at a commencing rental of £15,000 per annum exclusive of business rates, utility costs, insurance, VAT and all other outgoings.



## Viewing & Further Information



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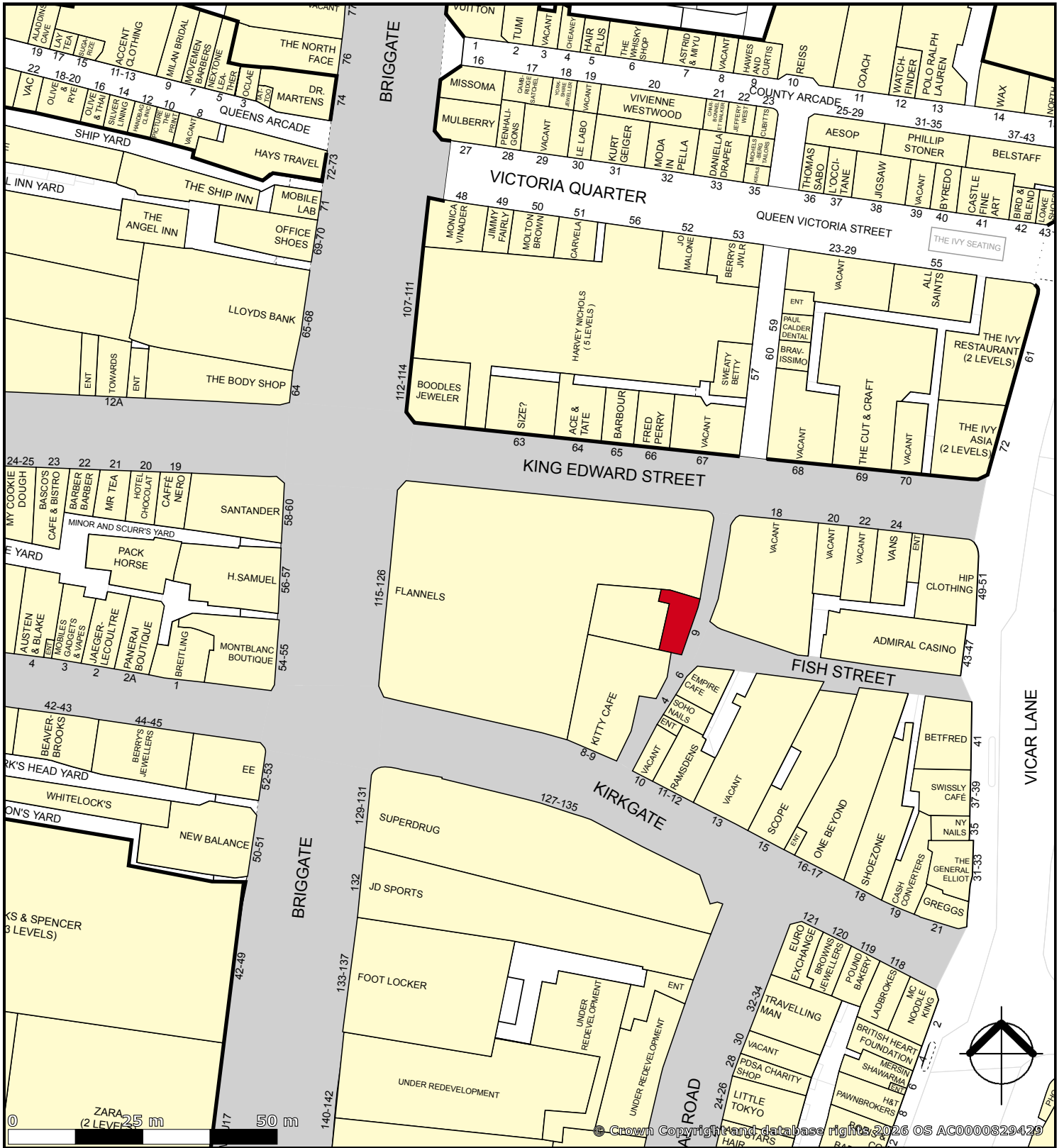


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9 Fish Street, Leeds, LS1



created on edoza

Plotted Scale - 1:1,000

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