



## Unit 6

Central Arcade, Leeds, LS1 6DX

### PROMINENT RETAIL UNIT

**1,269 sq ft**  
(117.89 sq m)

- Busy shopping location
- High footfall
- Suitable for various uses (STP)



# Unit 6, Central Arcade, Leeds, LS1 6DX

## Summary

<b>Available Size</b>	1,269 sq ft
<b>Rent</b>	£13,500 per annum
<b>Rates Payable</b>	£509.40 per annum based on April 2023 valuation
<b>Rateable Value</b>	£12,250
<b>VAT</b>	Applicable. The property is elected for VAT.
<b>EPC Rating</b>	D (88)

## Description

The unit is located by the Central Road entrance to the Arcade and comprises a small ground floor shop with return frontage. Additional sales accommodation and ancillary space is available in the basement. Central Arcade offers a vibrant mix of retailers and leisure operators and benefits from high pedestrian footfall.

## Location

Central Arcade adjoins House of Fraser and is positioned directly opposite the Briggate entrance to Trinity Leeds Shopping Centre where retailers include Top Man/Top Shop and River Island on the Briggate frontage.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	254	23.60
Basement	1,015	94.30
<b>Total</b>	<b>1,269</b>	<b>117.90</b>

## 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 £13,500 per annum exclusive.

## EPC

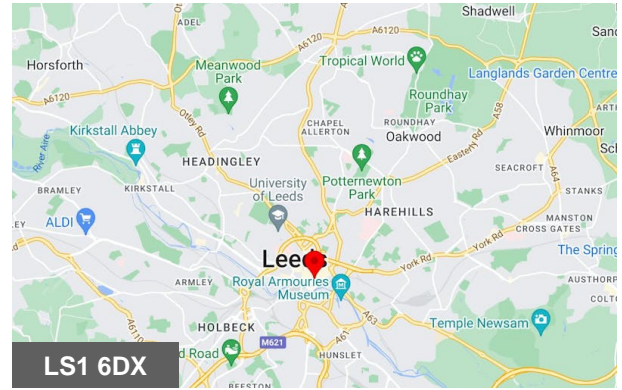
The property has an Energy Performance Asset rating of D. Further information is available.

## Planning

We understand the property 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, meaning that VAT is payable on rent and service charge.



## Viewing & Further Information



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