

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



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.

Viewing & further information

Staff unaware. Strictly by prior arrangement only with:

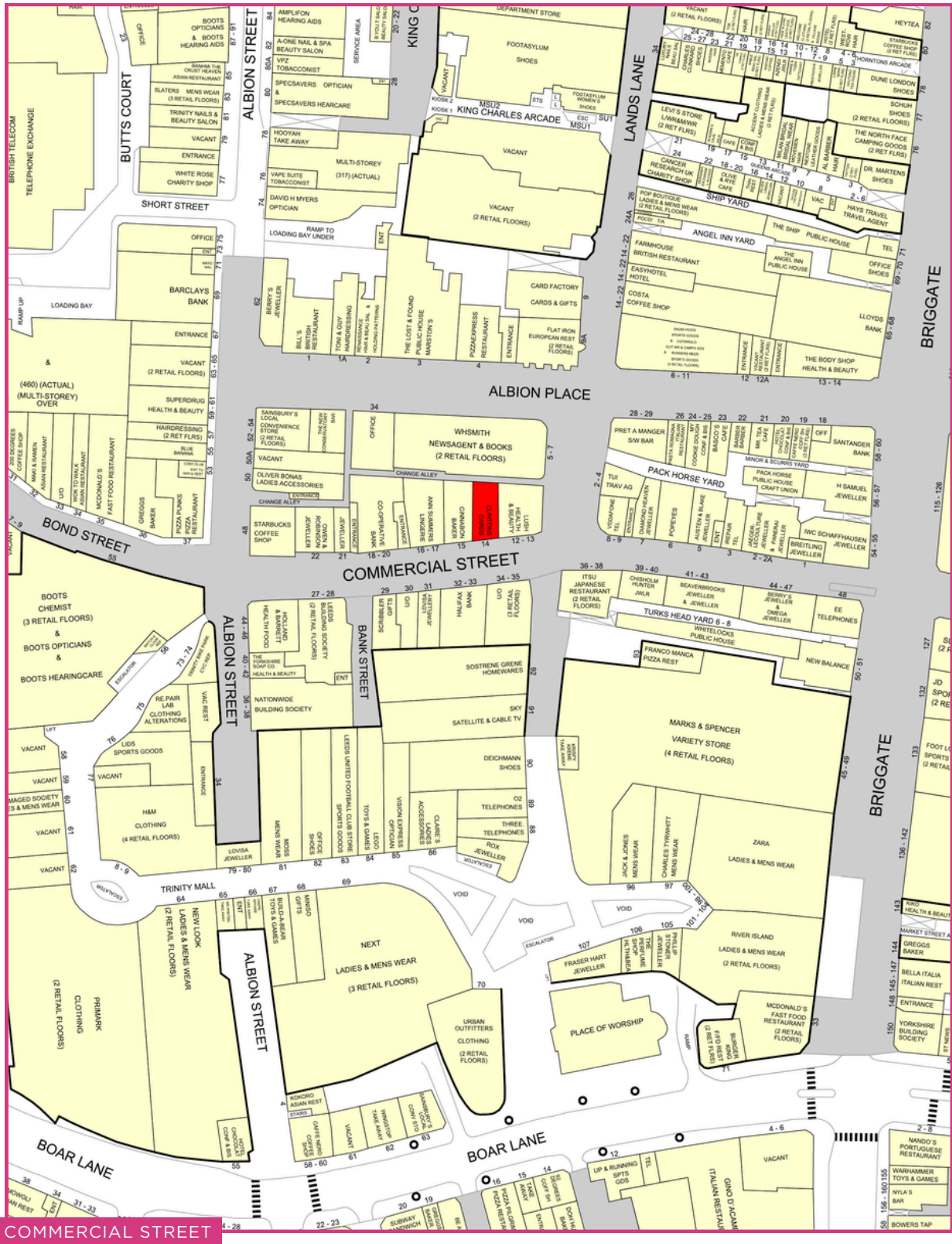
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COMMERCIAL STREET

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