



Unit 12

Central Arcade, Leeds, LS1 6DX

RETAIL/LEISURE UNIT

545 sq ft
(50.63 sq m)

- Busy shopping location
- High footfall
- Suitable for variety of uses



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Summary

Available Size	545 sq ft
Rent	£8,000 per annum
Rateable Value	£7,900 This unit may qualify for full rate relief
VAT	All figures are quoted exclusive of VAT.
EPC Rating	Upon Enquiry

Description

The property comprises accommodation situated on the first floor within the north west corner of Central Arcade overlooking the entrance of Trinity Leeds on Briggate. The Arcade offers a vibrant mix of independent and national leisure/retail operators that benefit from high footfall passing through the property.

Location

Central Arcade adjoins House of Fraser and is positioned directly opposite the Briggate entrance to Trinity Leeds Shopping Centre where retailers include Apple and River Island.

Terms

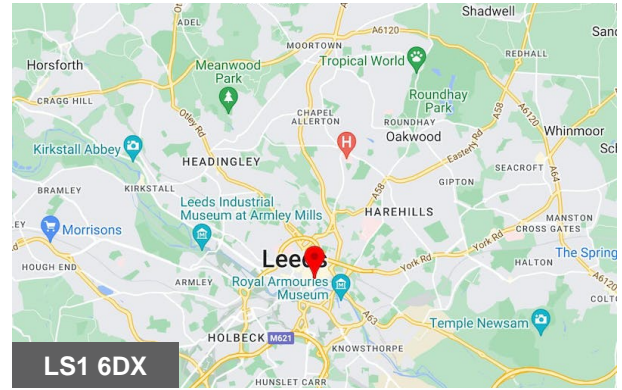
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a quoting rent of £8,000 per annum exclusive of VAT, business rates, service charge, insurance, utility costs and any other outgoings.

Planning

On 1st September 2020 a new Use Class E was introduced in England. This incorporates the old use classes A1, A2, A3, B1 and elements of D1 and D2. Thanks to this, the subject property can now be used for retail, office, cafe, restaurant, fitness, health and medical services without planning consent for a change of use. Be advised, the landlord may not accept all Class E uses.

EPC

The property has been assessed as having an energy performance asset rating of D79.



Viewing & Further Information



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