



Unit 5

Central Arcade, Leeds, LS1 6DX

SMALL RETAIL UNIT

217 sq ft
(20.16 sq m)

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



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Summary

Available Size	217 sq ft
Rent	£12,000 per annum
Rateable Value	£12,000 This property currently benefits from full rate relief.
VAT	The property is elected for VAT.
EPC Rating	Upon Enquiry

Description

The unit is located centrally within the Arcade and comprises a small ground floor shop. 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. Nearby retailers include River Island, M&S and JD Sports.

Terms

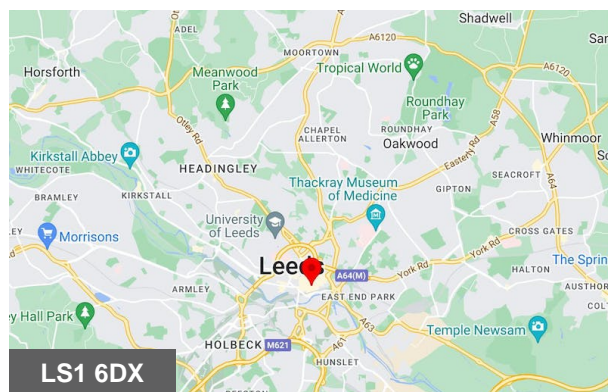
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a quoting rent of £12,000 per annum exclusive of VAT, business rates, service charge, insurance, utility costs and any other outgoings.

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



Viewing & Further Information



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50 metres

Experian Goad Plan Created: 11/04/2022

Created By: Carter Tower Ltd



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