



36 Lands Lane

Leeds, LS1 6LB

PROMINENT RETAIL UNIT

3,451 sq ft
(320.61 sq m)

- Busy Shopping Location
- High Footfall
- Prominent Corner Frontage

36 Lands Lane, Leeds, LS1 6LB

Summary

Available Size	3,451 sq ft
Rent	£60,000 per annum
Rates Payable	£27,136 per annum
Rateable Value	£53,000
VAT	Not applicable. The property is not elected for VAT purposes.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The available unit comprises ground, basement, first and second floors and is situated on Lands Lane with return frontage into the Grade II listed Thornton's Arcade, a three storey shopping facility that was built in 1873. The arcade is a popular attraction in Leeds and has a wide range of well known businesses as well as some of the city's most sought after independents.

Location

Thornton's Arcade is located in the Centre of Leeds between the prime shopping areas of Lands Lane and Briggate. The available unit is positioned fronting onto Lands Lane, near to prominent national retailers including Caffe Nero, Poundland and Levi's. The Light and Trinity Shopping Centres are both located in close proximity.

Accommodation

Name	sq ft	sq m
Ground - Sales	1,206	112.04
1st - Sales	699	64.94
1st - Storeroom	237	22.02
2nd - Staff/Office/Toilets	800	74.32
Basement - Storage/Office	509	47.29
Total	3,451	320.61

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 commencing rental of £60,000 per annum exclusive of business rates, utility costs, service charge, insurance and all other outgoings.

Planning

We understand the unit currently benefits from E Class planning consent. Interested parties are advised to check with the local authority.



Viewing & Further Information



Pete Bradbury

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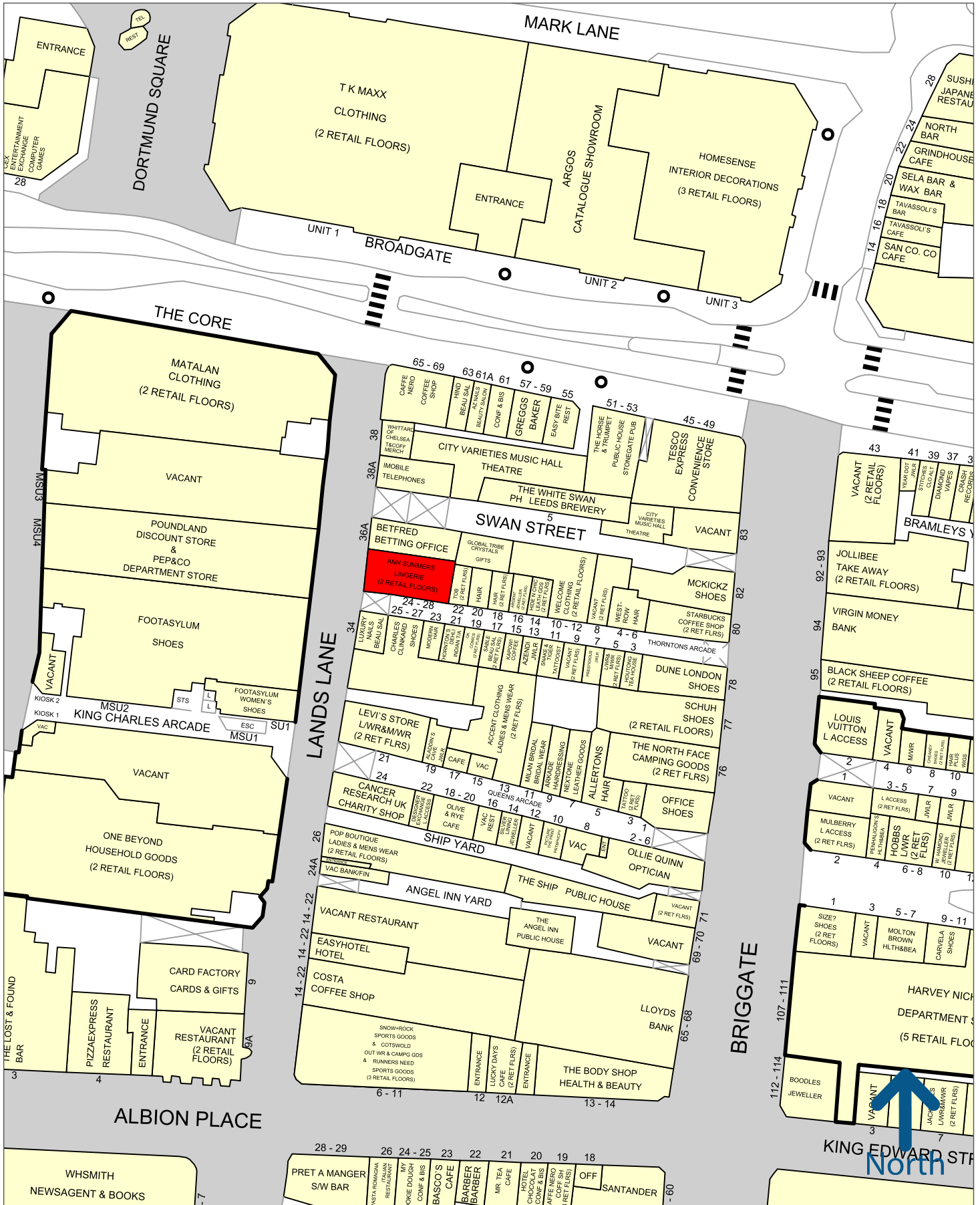
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Tom Fuller

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50 metres

Experian Goad Plan Created: 29/06/2023
Created By: Carter Towler Ltd



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