



## 3 Queens Arcade

Leeds, LS1 6LF

### City Centre Retail Unit

**2,362 sq ft**  
(219.44 sq m)

- Boutique shop unit
- Abundant storage space / treatment rooms
- Popular retail arcade



# 3 Queens Arcade, Leeds, LS1 6LF

## Summary

<b>Available Size</b>	2,362 sq ft
<b>Rent</b>	£35,000 per annum
<b>Rates Payable</b>	£7,734.50 per annum
<b>Rateable Value</b>	£15,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (79)

## Description

The property forms part of the historic Queens Arcade in Leeds City Centre. Internally the property comprises a small ground floor shop with a spiral staircase leading to further sales space with customer w/c. An additional sales area is located on a further upper floor plus treatment rooms, staff room, toilets and office space.

## Location

Queens Arcade is located in the heart of Leeds City Centre, situated between Briggate and Lands Lane. The scheme is home to a range of national and independent retailers including Levis, Lay Tea, Olive and Rye and Cancer Research.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	200	18.58
1st - Sales	545	50.63
2nd - Sales/storage/office	1,617	150.22
<b>Total</b>	<b>2,362</b>	<b>219.43</b>

## Terms

The property is available by way of assignment of an effectively full repairing and insuring lease which expires on 24th February 2027, at a passing rent of £35,000 per annum exclusive of VAT, business rates, utility costs, service charge, insurance and all other outgoings.

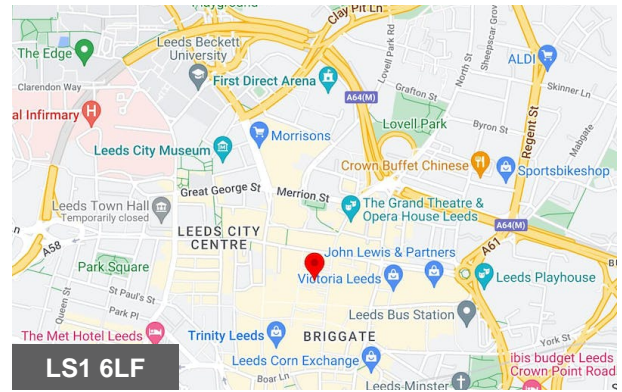
The property is also available by way of a sub-lease to be contracted outside the 1954 Landlord & Tenant Act.

## Business Rates

The property has a rateable value of £15,500.

## Planning

We understand the property currently benefits from the new E Class planning consent. Interested parties are advised to check with the Local Authority.



## Viewing & Further Information



**Pete Bradbury**

0113 245 1447

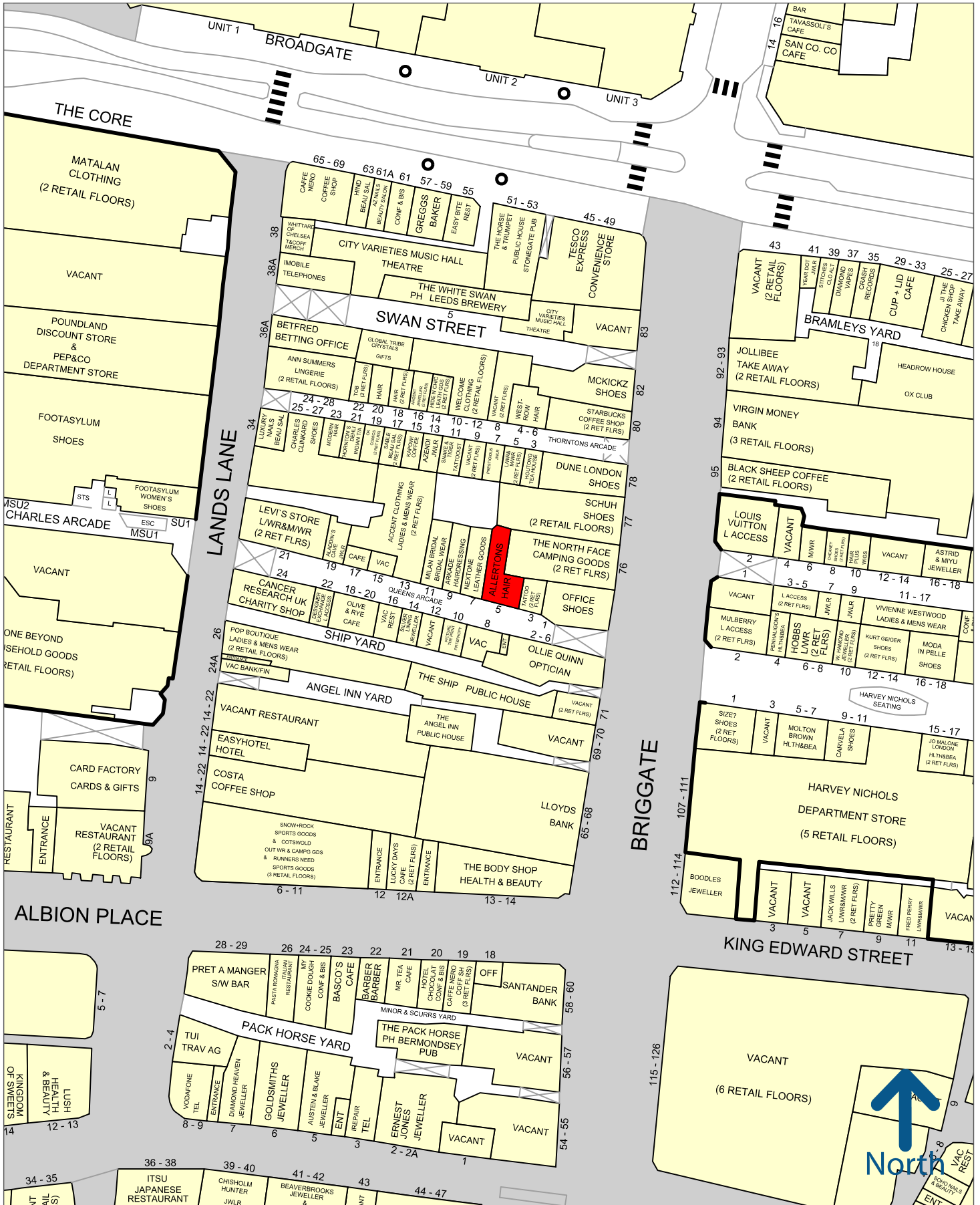
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**Tom Fuller**

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50 metres

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