

# **To Let**



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

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www.cartertowler.co.uk

## 3 Queens Arcade, Leeds, LS1 6LF

#### **Summary**

Available Size	2,362 sq ft
Rent	£35,000 per annum
Rates Payable	£7,734.50 per annum
Rateable Value	£15,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	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
Total	2,362	219.43

#### 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.

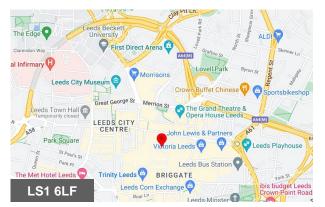
The property is also available by way of a sub-lease to be contracted outside the 1954 Landlord & Tenant Act.

#### **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



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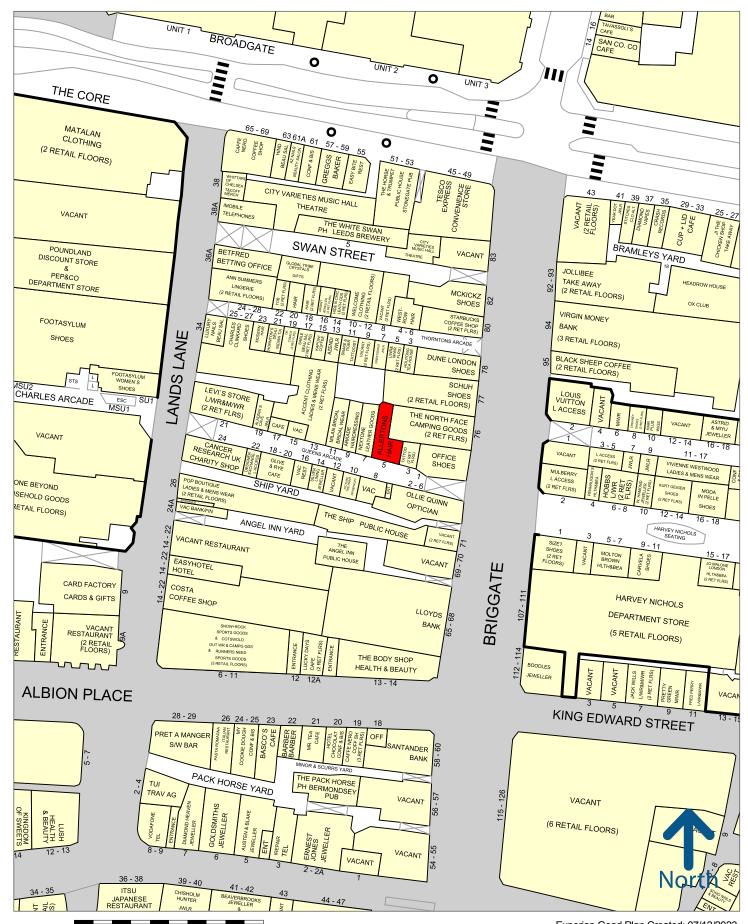


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Map data

Experian Goad Plan Created: 07/12/2023 Created By: Carter Towler Ltd

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