

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

0113 2451447

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.

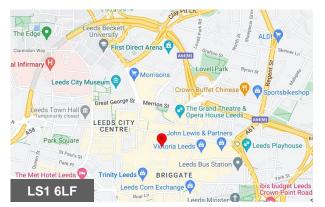
The property is also available by way of a sub-lease to be contracted outside the 1954 Landlord & Tenant Act.

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



Pete Bradbury 0113 245 1447 petebradbury@cartertowler.co.uk

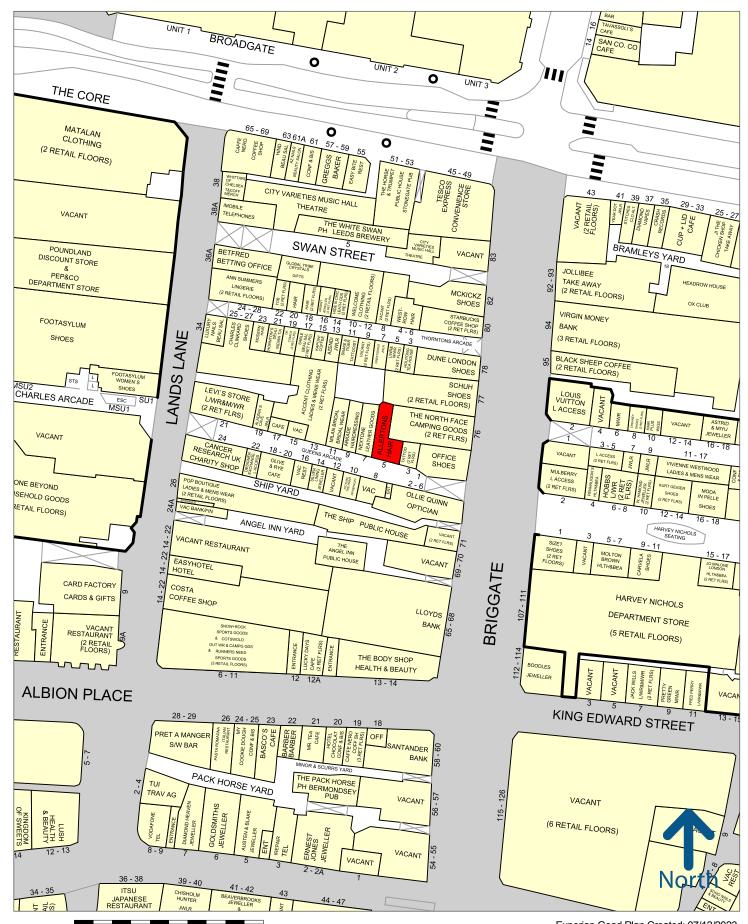


Tom Fuller 0113 245 1447 tomfuller@cartertowler.co.uk

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Map data

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