



TO LET RETAIL UNIT

126 Sq Ft (11.71 Sq M)

◆ Busy shopping location ◆ High footfall ◆ New lease available



Unit 14, Central Arcade
Leeds, LS1 6DX

LOCATION

Central Arcade adjoins House of Fraser and is positioned directly opposite the Briggate entrance to Trinity Leeds Shopping Centre where retailers include M&S, Apple and River Island.

DESCRIPTION

The property comprises a small retail unit located on the 1st floor of Central Arcade overlooking the entrance of Trinity Leeds on Briggate. The Arcade offers a vibrant mix of independent and national leisure/retail operators that benefit from high footfall passing through.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides a Net Internal Area of 126 sq ft.

RATES

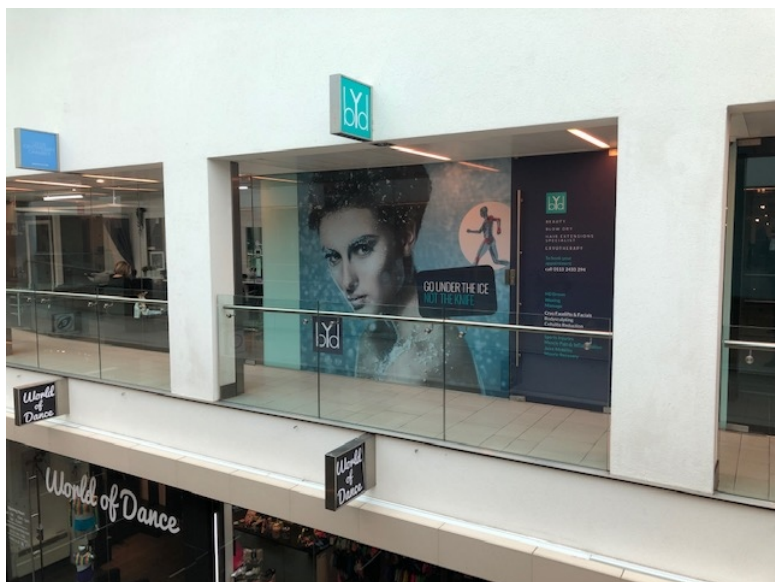
Shop and Premises

Rateable Value:	£1,975
Rates Payable (2022/2023):	0

For viewing arrangements or to obtain further information please contact:

Pete Bradbury
petebradbury@cartertowler.co.uk

Max Vause
maxvause@cartertowler.co.uk



TERMS

The unit is available on a new effectively full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £4,500 per annum exclusive of VAT, service charge, utility costs, insurance, business rates and any other outgoings.

EPC

The property has been assessed as having an energy performance asset rating of D79.

VAT

The property is elected for VAT and therefore VAT is payable on the rent.

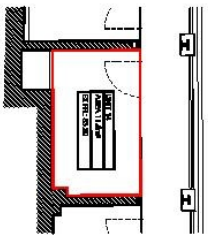
PLANNING

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

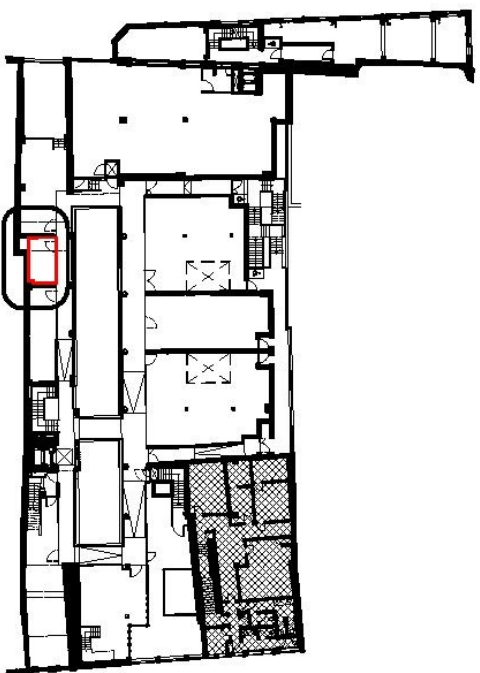
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UNIT 14 FLOOR PLAN SCALE 1:200



UNIT 14 LOCATION PLAN NOT TO SCALE



A 04.04.23 UNIT 14 DEMISE REFERRED TO
 ACCOMPANYING UNIT 8 DEMISE.
 Scale: 1:200

LEASE

Project Name	Project No
Calbyn Investments Inc	3431
Central Avenue	Dwg No
Lessee	AT (C)
LS1 8DX	Rev
	A
Quantity	Scale
Demise Plan	1:200
Unit 14	Team 19
First Floor	D.H.
	Checked
	A.K.B.

ARCH

Tel: +4
 Wink, Wink

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