



Unit 17

Central Arcade, Leeds, LS1 6DX

FIRST FLOOR RETAIL UNIT

621 sq ft
(57.69 sq m)

- Busy shopping location
- High footfall
- New lease available



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Summary

Available Size	621 sq ft
Rent	£10,000 per annum
Rateable Value	£9,200
VAT	Applicable. The property is elected for VAT and therefore VAT is payable on the rent.
EPC Rating	Upon Enquiry

Description

The property comprises a prominent unit located on the 1st floor of Central Arcade, positioned centrally within the property. The Arcade offers a vibrant mix of independent and national leisure/retail operators that benefit from high footfall passing through the property.

Location

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

Terms

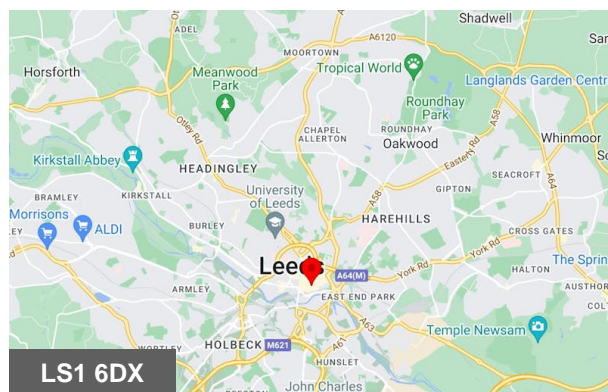
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a quoting rent of £10,000 per annum exclusive of VAT, business rates, service charge, insurance, utility costs and any other outgoings.

Planning

We believe the unit to have had a change of use to beauty clinic but advise interested parties to make their own enquiries via the local authority.

EPC

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



Viewing & Further Information



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