



## Unit 8

Central Arcade, Leeds, LS1 6DX

## GROUND FLOOR RETAIL UNIT

**712 sq ft**  
(66.15 sq m)

- Busy shopping location
- High footfall
- Suitable for variety of Uses

# Unit 8, Central Arcade, Leeds, LS1 6DX

## Summary

<b>Available Size</b>	712 sq ft
<b>Rent</b>	£22,000 per annum
<b>Rates Payable</b>	£9,980 per annum
<b>Rateable Value</b>	£20,000
<b>VAT</b>	Applicable. The property is elected for VAT.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (50)

## Description

The unit is located centrally on the ground floor within the Arcade and comprises a medium sized ground floor shop. Central Arcade offers a vibrant mix of retailers and leisure operators and benefits from high pedestrian footfall.

## Location

Central Arcade is positioned directly opposite the Briggate entrance to Trinity Leeds Shopping Centre. Nearby retailers include River Island, M&S and JD Sports.

## 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 commencing rental of £22,000 per annum exclusive of business rates, utility costs, service charge, insurance and all other outgoings.

## Planning

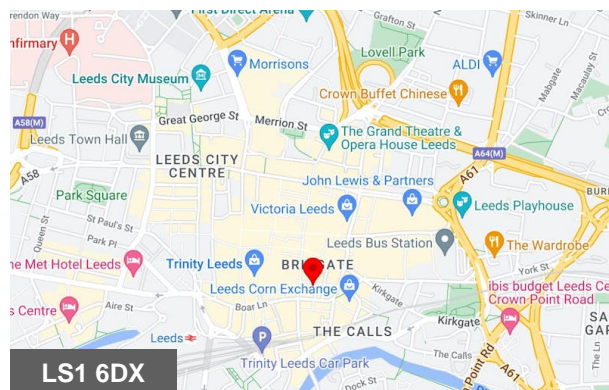
On 1st September 2020 a new Use Class E was introduced in England. This incorporates the old use classes A1, A2, A3, B1 and elements of D1 and D2. Thanks to this, the subject property can now be used for retail, office, cafe, restaurant, fitness, health and medical services without planning consent for a change of use. Be advised, the landlord may not accept all Class E uses.

## EPC

The property has an Energy Performance Asset rating of B. Further information is available.

## Legal Costs

Each party to bear their own legal costs.



## Viewing & Further Information



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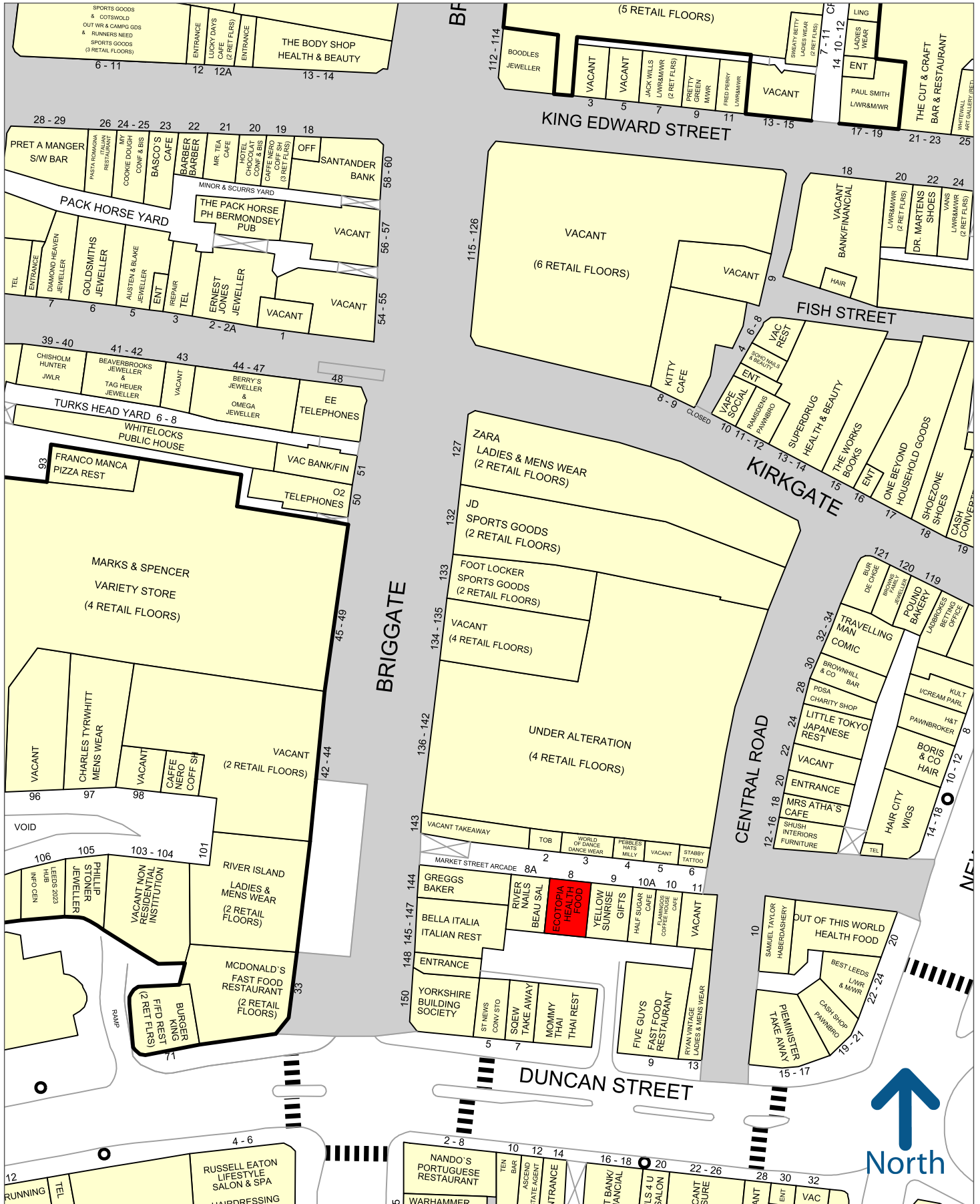


**Pete Bradbury**

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50 metres

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Created By: Carter Towler Ltd

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