



28/30 New York Street

Leeds, LS2 7DY

PROMINENT RETAIL UNIT

770 sq ft
(71.54 sq m)

- Busy location
- Suitable for various uses (STP)

28/30 New York Street, Leeds, LS2 7DY

Summary

Available Size	770 sq ft
Rent	£17,500.00 per annum
Business Rates	To be reassessed upon occupation
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)

Description

The property comprises a prominent ground floor retail unit forming part of a block property with retail use at ground floor level and office accommodation on the upper floors. Internally the unit offers an open plan space with w/c to the rear. The unit is prominently positioned in Leeds City Centre opposite Kirkgate Market and benefits from a large double frontage. An NCP Multi-storey car park is located across the road.

Location

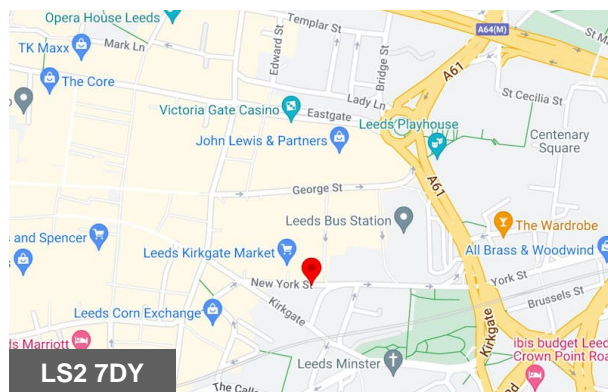
The unit is situated on New York Street, directly opposite the popular Kirkgate Market and in close proximity of Victoria Gate. The property is within a short walk from both the main bus and train stations.

Terms

The unit is available on a new effectively full repairing and insuring lease for a term to be negotiated and agreed. The quoting rent is £17,500 per annum exclusive of VAT, service charge, utility costs, insurance, business rates and any other outgoings.

Planning

We understand the property currently benefits from the new E Class planning consent, however interested parties are advised to check with the Local Authority.



Viewing & Further Information



Pete Bradbury

0113 245 1447

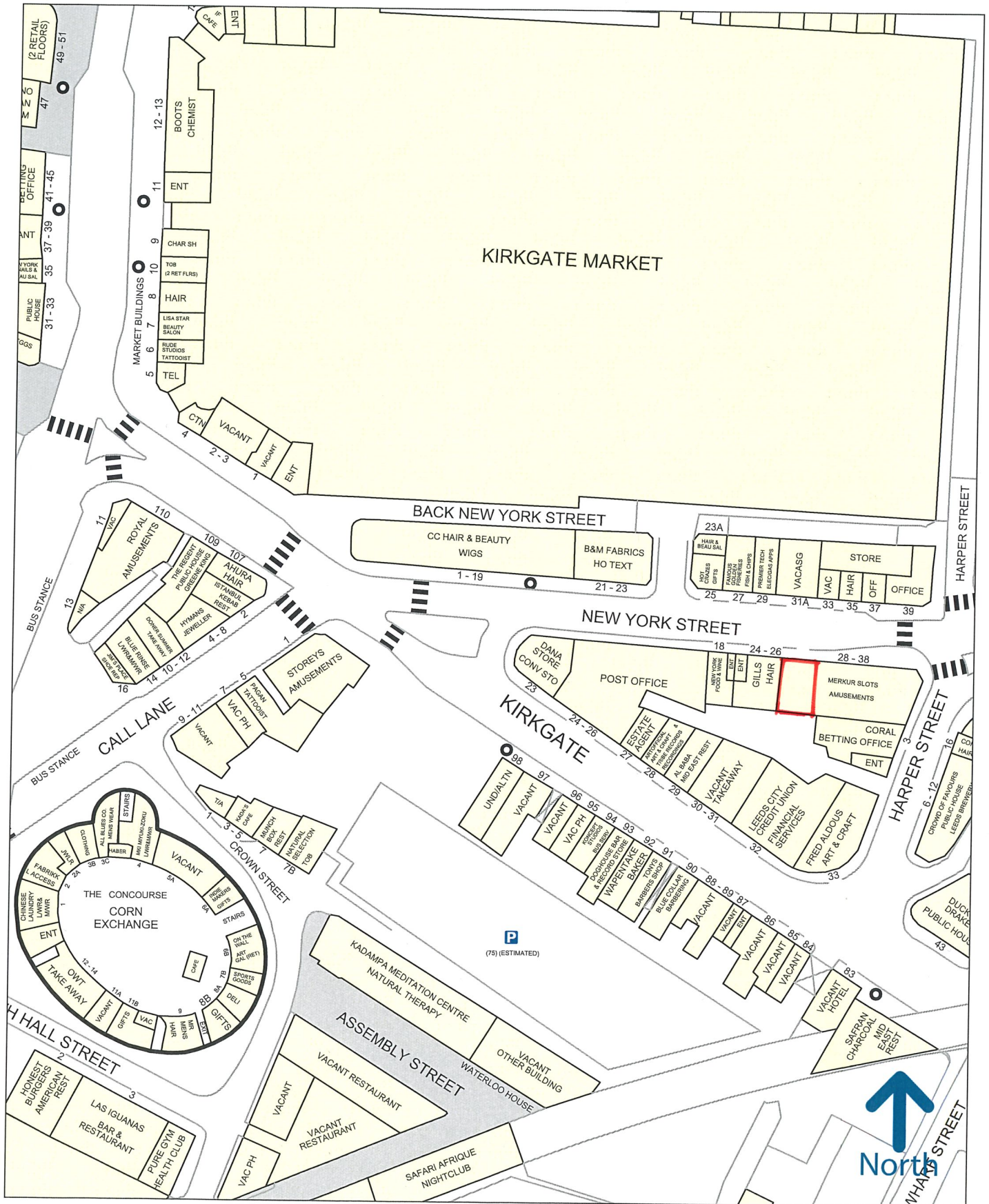
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Tom Fuller

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50 metres

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