

To Let



Unit 1 Central Arcade 143 Briggate, Leeds, LS1 6BR

PROMINENT RETAIL UNIT

1,467 sq ft (136.29 sq m)

- Busy shopping location
- High footfall
- Suitable for various uses (STP)



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Summary

Available Size	1,467 sq ft
Rent	£87,500 per annum
Rates Payable	£39,424 per annum
Rateable Value	£77,000
VAT	The property is elected for VAT.
EPC Rating	Upon Enquiry

Description

The property comprises a retail unit on ground and lower ground floor level with excellent frontage on to Briggate and return frontage in to Central Arcade.

Location

Central Arcade adjoins House of Fraser and is positioned directly opposite the Briggate entrance to Trinity Leeds Shopping Centre. Nearby retailers include M&S and JD Sports.

Accommodation

Name	Sq ft	Sq m
Ground - Sales	843	78.32
Lower Ground - Additional sales	624	57.97
Total	1,467	136.29

Terms

The units is available on a new effectively full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £87,500 per annum exclusive of VAT, service charge, utility costs, insurance, business rates and any other outgoings.

EPC

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

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Planning

We understand the property currently has E Class use however advise interested parties to make their own enquiries via the local authority.







Viewing & Further Information



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Leeds - Central







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