



## 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)



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

## 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

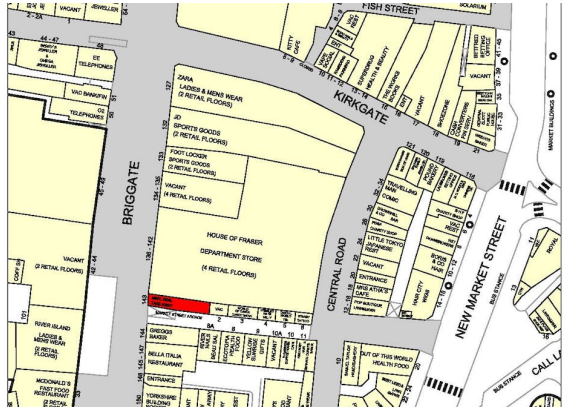
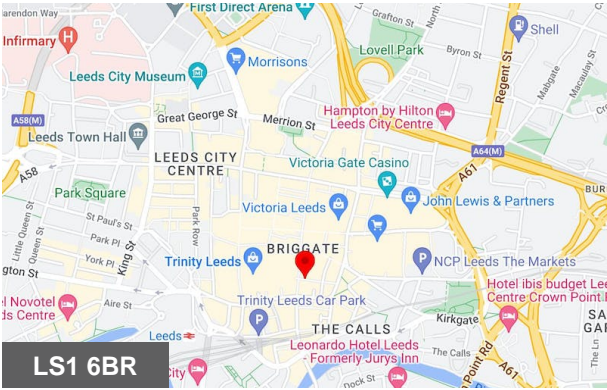
The property has an Energy Performance Asset rating of D. Further information is available.

## 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

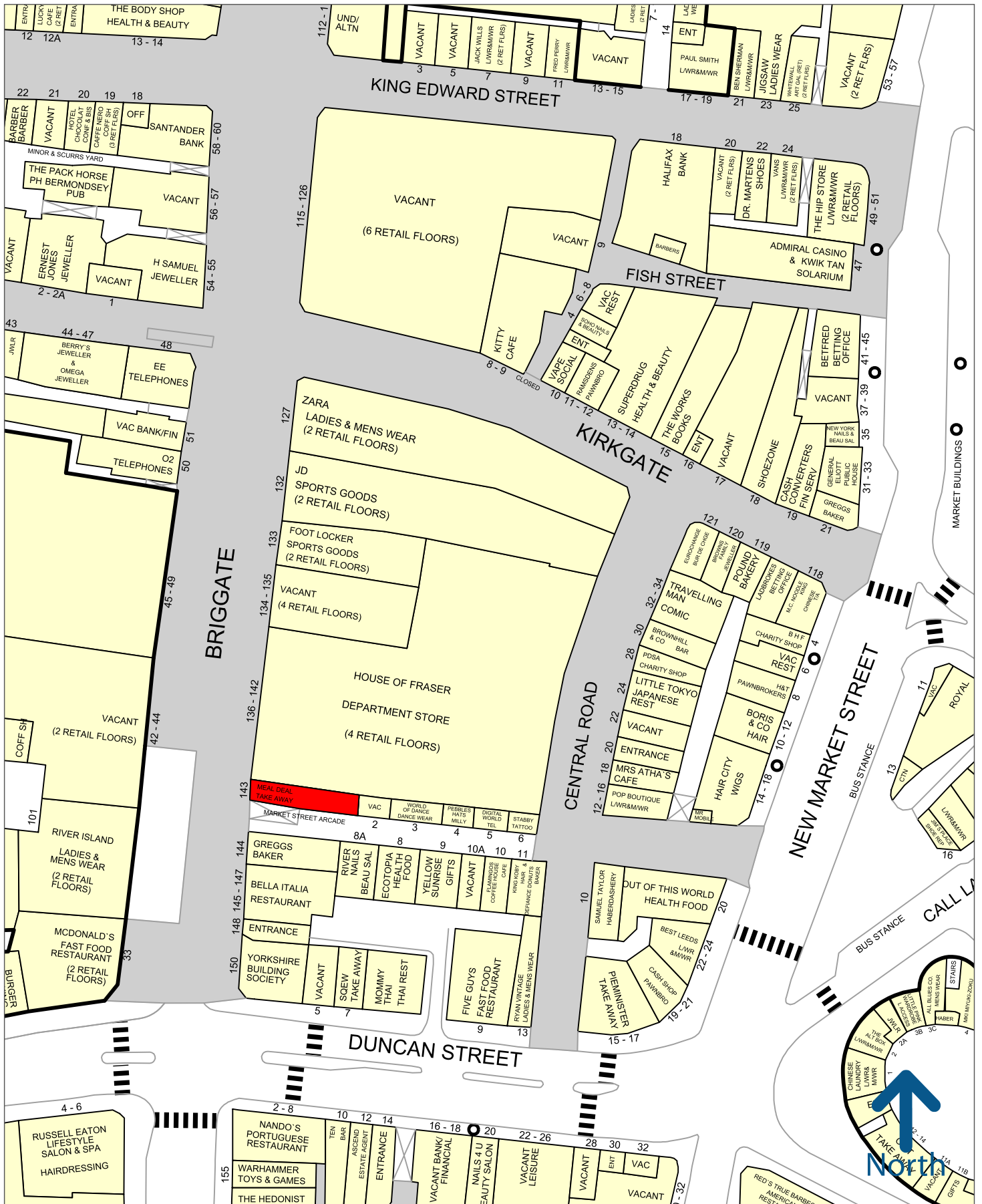


**Pete Bradbury**  
0113 245 1447  
petebradbury@cartertowler.co.uk



**Tom Fuller**  
0113 245 1447  
tomfuller@cartertowler.co.uk





50 metres

Experian Goad Plan Created: 11/04/2022

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