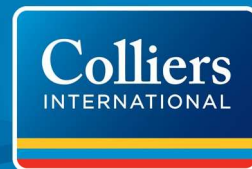


# LEASE FOR SALE / SUBLET AVAILABLE

Leeds – 56/57 Briggate, LS1 6LH



➤ Prime Briggate

➤ Extensive frontage

➤ Incentives available  
(subject to status)

➤ Staff unaware

## LOCATION

The property occupies a prime location at the heart of Leeds City Centre's retail core. The unit benefits from being situated between Trinity and Victoria Gate, the City's two primary shopping centres. Nearby occupiers include Harvey Nichols, H&M, Debenhams, River Island, TopShop and Zara.

## ACCOMMODATION

The unit is arranged over basement, ground and four upper floors providing the following net internal floor areas:

Ground Floor Sales	150.5 sq m	1,662 sq ft
Basement Sales	142.0 sq m	1,530 sq ft
First Floor Sales	158.6 sq m	1,707 sq ft
Second Floor Anc	110.7 sq m	1,191 sq ft
Third Floor Anc	75.9 sq m	817 sq ft
Total Area	637.7 sq m	6,907 sq ft

## LEASE

The property is held by way of a lease expiring 6th December 2025 with a tenant option to break on 6th December 2022 at a rental of £350,000 per annum exclusive.

## TERMS

Incentives available for an assignment, subject to status. Offers also invited by way of a sub-lease.

## RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£255,000
UBR (2018/2019)	49.3p
Rates Payable	£125,715

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

## COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## EPC RATING

An Energy Performance Certificate for the property is available on request.

## CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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