



TO LET

PROMINENT RETAIL UNIT

1,467 Sq Ft (136.28 Sq M)

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



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

LOCATION

Central Arcade adjoins House of Fraser and is positioned directly opposite the Briggate entrance to Trinity Leeds Shopping Centre where retailers include Top Man/Top Shop and River Island on the Briggate frontage.

DESCRIPTION

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

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following approximate Net Internal Areas:

Ground floor sales - 843 sq ft
Basement sales - 624 sq ft

RATES

Shop and Premises

Rateable Value:	£77,000
Rates Payable (2019/2020):	£38,808



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 £90,000 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.

VAT

The property is elected for VAT.

For viewing arrangements or to obtain further information please contact:

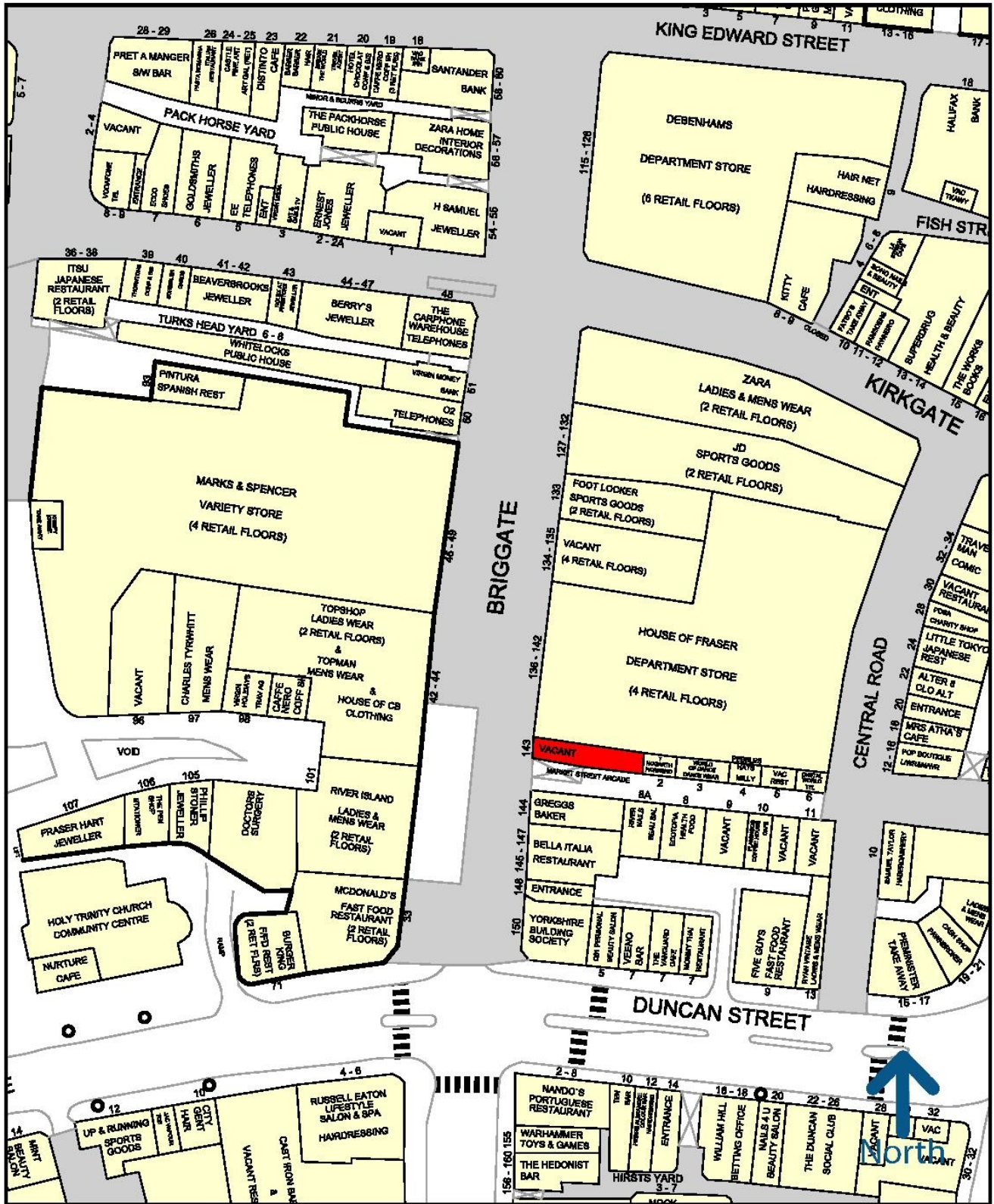
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50 metres