

# TO LET

6  
Fish Street  
Leeds  
LS1 6DB



## Location

Located in the heart of the city centre, Fish Street is surrounded by Briggate, the Victoria Quarter and Kirkgate Market. Fish Street directly links King Edward Street and Kirkgate. Neighbouring operators in the immediate vicinity include The Cat Café, SOHO Nails, Ramsdens, Bon Marche, The Works.

The premises benefit from the opportunity for external seating subject to securing consents from the local authority. The accommodation is suitable for a variety of retail and food & beverage uses, subject to consents.

## Accommodation

The unit internally has existing kitchen and fit out items from the previous café user. These items can either be retained or removed, with the final handover condition to be agreed. The unit provides the following approximate areas:-

Demise	Sq. Feet	Sq. Metres
Ground Floor	488	45.3
Basement Storage	355	33.0

## Rent

We are seeking a rent of £20,000 per annum exclusive.

## Tenure

The premises are offered on the basis of a new effectively full repairing and insuring lease, for a term to be agreed.

## Business Rates

The unit has a 2017 rateable value assessment of £17,500. For further details visit [Gov.uk](http://Gov.uk) or contact the business rates department in the local authority.

## EPC

Energy Performance Asset Rating - D

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**SUBJECT TO CONTRACT**

Details prepared October 2019

**Viewing Strictly through the sole letting agent.**

Barker Proudlove

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