



TO LET

CITY CENTRE OFFICE SUITE

440 sq.ft.



- Located in the heart of the business core
- Close to Railway Station
- Attractive period building
- New lease available – Flexible terms

**43 ST PAUL'S STREET
LEEDS
LS1 2JG**

**43 St Paul's Street,
Leeds LS1 2JG**

LOCATION

The property is located on St Paul's Street close to its junction with Central Street.

This is the prime business location in Leeds City Centre and benefits from excellent access to Leeds City Railway Station and a number of %ay and Display+car parks in the immediate vicinity of the property.

DESCRIPTION

The available accommodation forms the first floor of this attractive period 3 storey office building. Internally the accommodation is currently divided to form two separate offices.

The suite benefits from following specification features:

- Double glazed windows
- Gas central heating
- Communal male & female w.c facilities.
- High ceilings
- Carpeted throughout
- Fluorescent lighting

ACCOMMODATION

The available suite has a net internal floor area of **440 sq.ft.**

RATING

The vacant suite is currently assessed for rating purposes as ~~o~~ffices and Premisesqand has a rateable value of £6,100.

Due to transitional relief provisions with effect from 1 April 2017 this unit will qualify for 100% rate relief (subject to the business only using a single property). Interested parties are advised to check with the Local Authority as to the current rate liability.

LEASE TERMS

The suite is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rental of **£4,500** per annum exclusive.

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VAT

The building is not currently registered for VAT purposes and therefore no VAT will be charged on the rent or service charge.

VIEWING / FURTHER INFORMATION

By prior appointment with the sole letting agents:-

Carter Towler
(0113) 245 1447

Contact:
Hazel Cooper
hazelcooper@cartertowler.co.uk

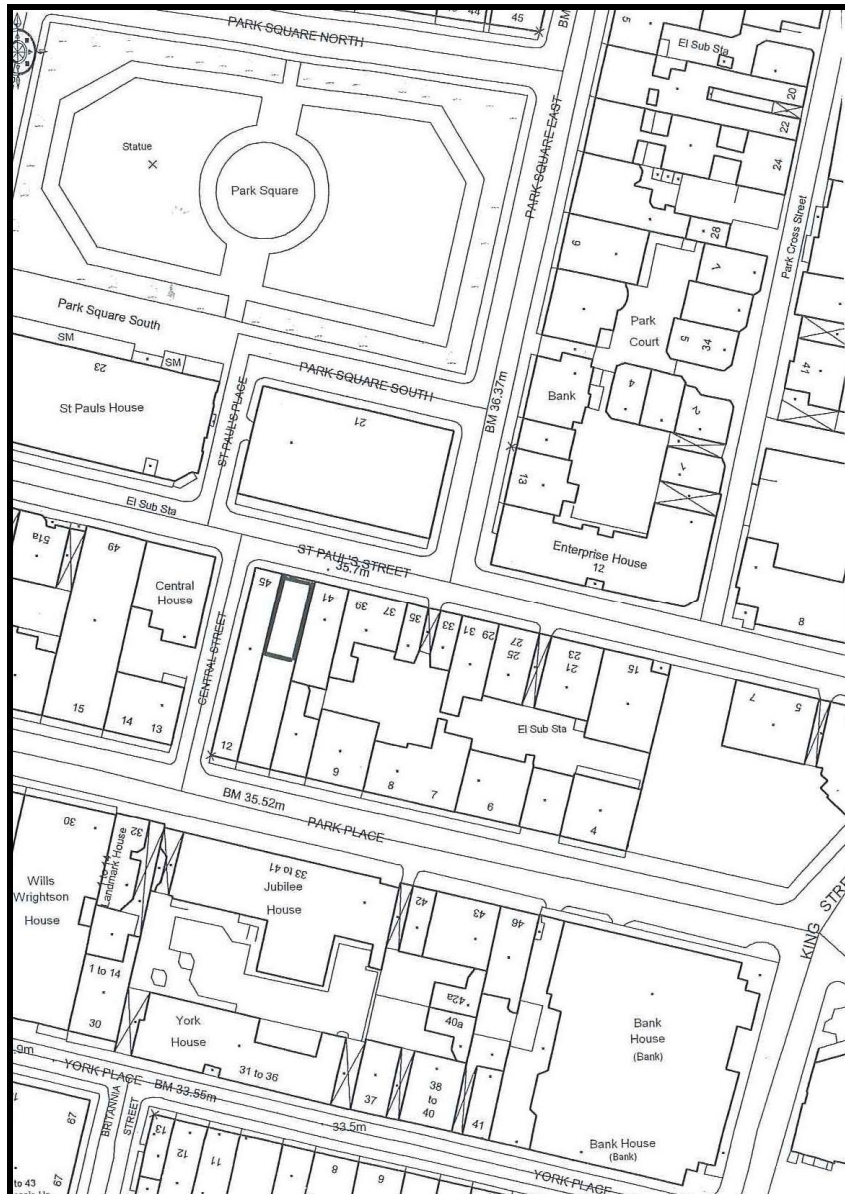
Phil Shopland-Reed
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(REF: PSR.HC.17591)

Details updated August 2017



**43 St Paul's Street,
Leeds LS1 2JG**



**FIRST FLOOR OFFICE
43 ST PAULS STREET
LEEDS
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