



Sanderson
Weatherall

PRIME RETAIL UNIT TO LET



22 New Briggate, Leeds, LS1 6NU

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Prominent retail unit in the centre of Leeds

Nearby to numerous bars and restaurants in a very busy location

Occupiers nearby include Argos, Sports Direct, Tesco and Homesense etc

To let at £32,500 pax.

Location

The property is located on New Briggate in Leeds City centre close to the junction of The Headrow and the prime retail area of Briggate. The immediate area is well known for its specialist shops and numerous bars and restaurants including the North Bar which is adjacent.

Retailers in the immediate vicinity include Sports Direct, Homesense, Argos, Tesco etc In addition the pedestrian area of Briggate is some 60 metres to the south where The Victoria Quarter is located along with Harvey Nichols and numerous other national retailers.

Description

The property is planned on ground and basement floors only and the upper floors have recently been converted into residential units.

Accommodation

The property provides the following approximate areas.

Floor	Area Sq M	Area Sq Ft
Ground Floor *	85.65	922
Basement	83.24	896

*Please note that at the front of the unit is part of a redundant staircase that could be removed. This would increase the net ground floor sales area.

Lease

The property is available on a new FRI lease, by way of a service charge, for a term to be agreed at an initial rent of **£32,500** pax.

Rateable Value

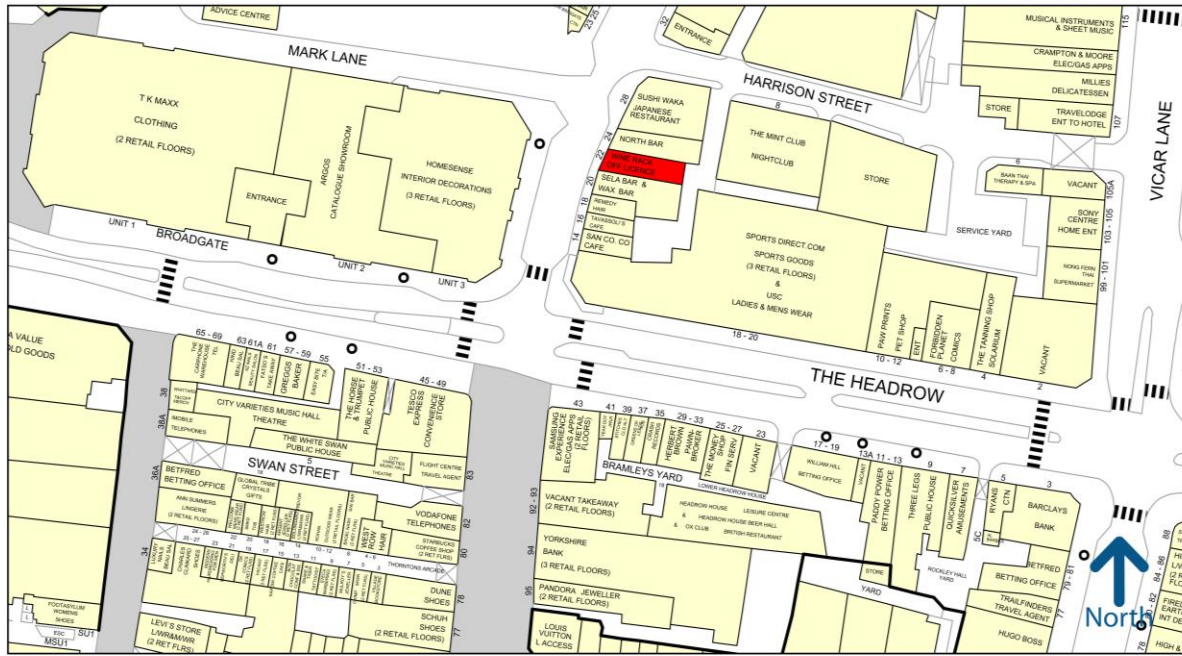
The 2017 rateable value of the property is £24,750. Interested parties are advised to make their own enquiries with the local authority.

VAT

Vat, if applicable, will be charged at the standard rate.

Energy Performance Certificate

The property has an EPC rating of D83. A full copy of the EPC is available upon request.



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