



TO LET

PROMINENT RETAIL UNIT

1,763 Sq Ft (163.78 Sq M)

- ◆ Busy shopping location
- ◆ High footfall
- ◆ Unique first floor opportunity
- ◆ New lease available



Unit 7A, Central Arcade
Leeds, LS1 6DX

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, Apple and River Island.

DESCRIPTION

The property comprises a prominent multistory 1st floor unit located in the centre of Central Arcade. The Arcade offers a vibrant mix of independent and national leisure/retail operators that benefit from high footfall passing through the property.

ACCOMMODATION

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

1st Floor - 508 sq ft
2nd Floor - 876 sq ft
3rd Floor - 379 sq ft

RATES

Shop and premises

Rateable Value:	£13,500
Rates Payable (2020/2021):	£3,368.25

For viewing arrangements or to obtain further information please contact:

Pete Bradbury
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Max Vause
maxvause@cartertowler.co.uk



TERMS

The unit is available on a new effectively full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £13,000 per annum exclusive of VAT, service charge, utility costs, insurance, business rates and any other outgoings.

EPC

The property has been assessed as having an energy performance asset rating of D79.

VAT

The property is elected for VAT and therefore VAT is payable on the rent.

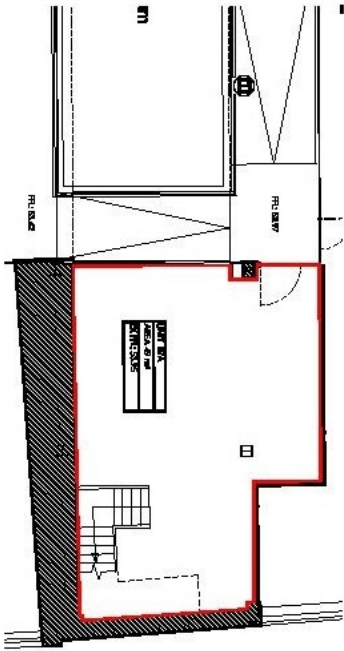
PLANNING

The unit currently benefits from A1 planning consent. Interested parties are advised to check with the local authority.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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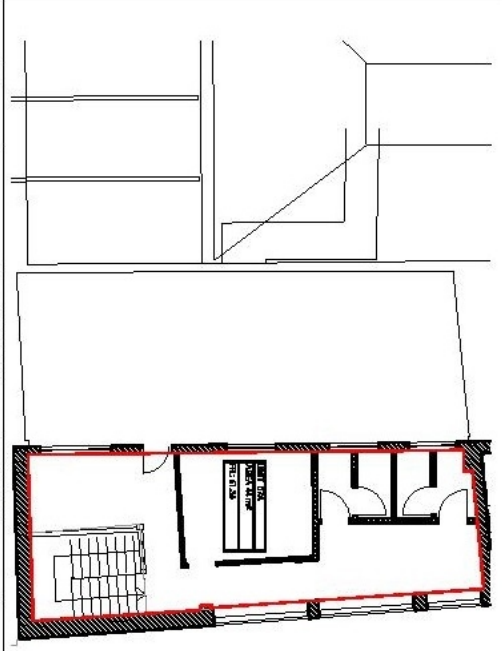
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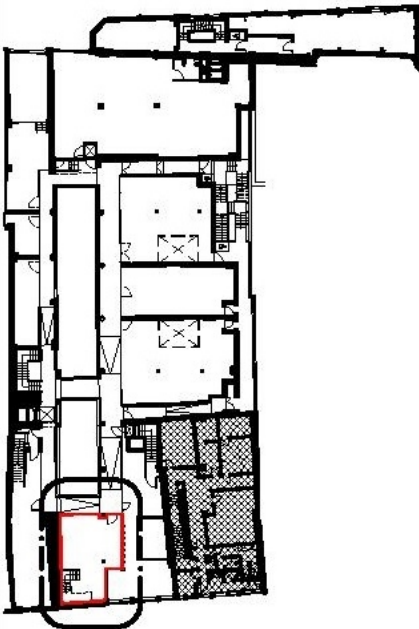
FIRST FLOOR SCALE 1:200



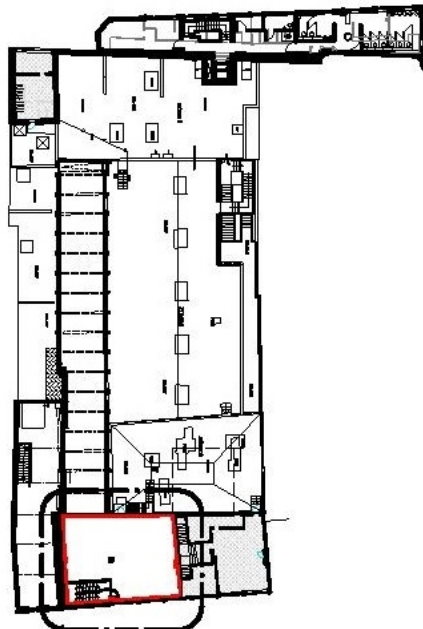
SECOND FLOOR SCALE 1:200



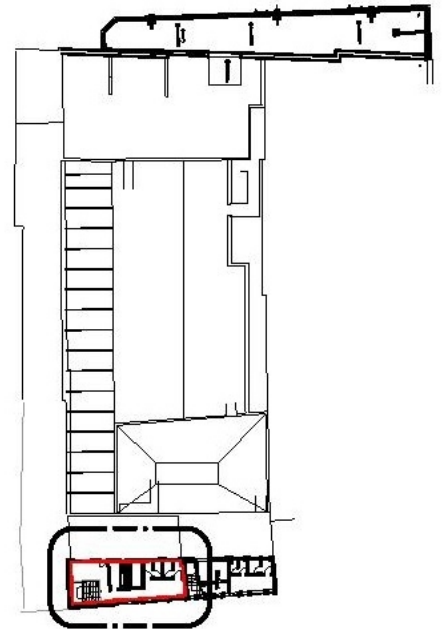
THIRD FLOOR SCALE 1:200



FIRST FLOOR LOCATION
PLAN NOT TO SCALE



SECOND FLOOR LOCATION
PLAN NOT TO SCALE



THIRD FLOOR LOCATION
PLAN NOT TO SCALE