



TO LET

PROMINENT RETAIL UNIT

126 Sq Ft (11.71 Sq M)

◆ Busy shopping location ◆ High footfall ◆ New lease available



Unit 14, 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 unit located on the 1st floor of Central Arcade overlooking the entrance of Trinity Leeds on Briggate. The Arcade offers a vibrant mix of independent and national leisure/retail operators that benefit from high footfall passing through the property.

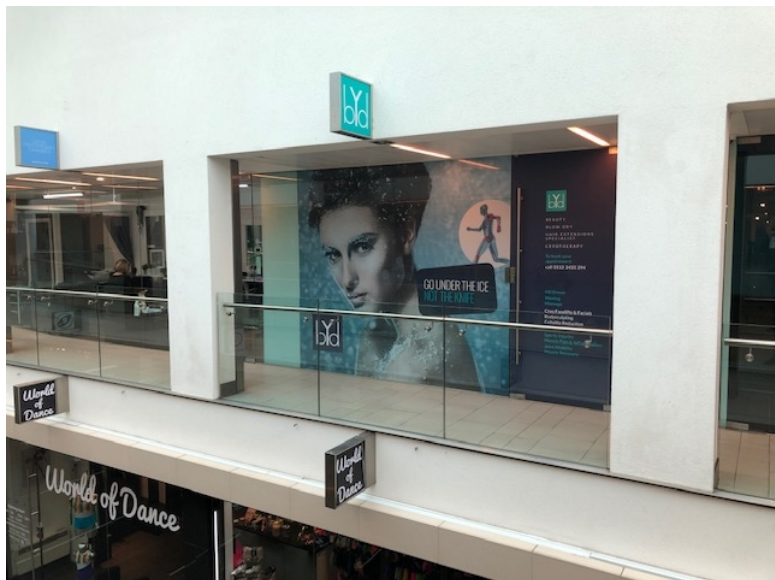
ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides a Net Internal Area of 126 sq ft.

RATES

Shop and Premises

Rateable Value:	£1,975
Rates Payable (2020/2021):	0



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 £11,000 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 the new E Class planning consent. Interested parties are advised to check with the local authority.

For viewing arrangements or to obtain further information please contact:

Pete Bradbury
petebradbury@cartertowler.co.uk

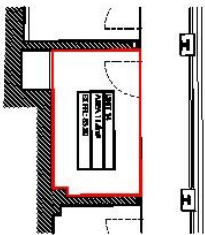
Max Vause
maxvause@cartertowler.co.uk

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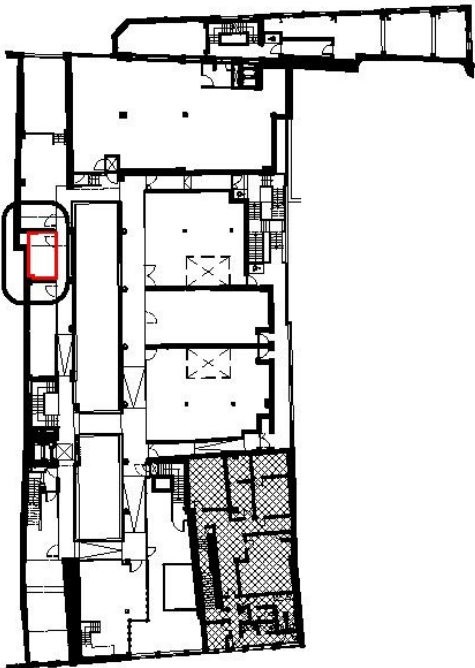
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Regulated by RICS



UNIT 14 FLOOR PLAN SCALE 1:200



UNIT 14 LOCATION PLAN NOT TO SCALE



A 04.05.23 UNIT 14 DEWASL RENOVATED TO
ACCOMMODATE UNIT 8 RENOV.
DATE: 04.05.23

LEASE

Project Name	DeWASL
Client	Calbyn Investments Inc
Central Avenue	Unit 14
Lease	AT (C)
LSI 8DX	Renov
Unit 14	A
DeWASL Plan	1:200
Unit 14	Unit 14
First Floor	D.H.
	DeWASL
	A.C.B.

ARCH