



## TO LET SMALL RETAIL UNIT

180 Sq Ft (16.72 Sq M)

◆ Busy shopping location ◆ High footfall ◆ Suitable for various uses (STP)



Unit 2, 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 and River Island on the Briggate frontage.

## DESCRIPTION

The unit is located close to the Briggate entrance to the Arcade and comprises a small ground floor shop. Central Arcade offers a vibrant mix of retailers and leisure operators and benefits from high pedestrian footfall.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides an approximate Net Internal Area of 180 sq ft.

## RATES

Shop and Premises

Rateable Value:	£11,250
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 £15,500 per annum exclusive of VAT, service charge, utility costs, insurance, business rates and any other outgoings.

## EPC

The property has an Energy Performance Asset rating of D. Further information is available.

## VAT

The property is elected for VAT.

For viewing arrangements or to obtain further information please contact:

**Pete Bradbury**

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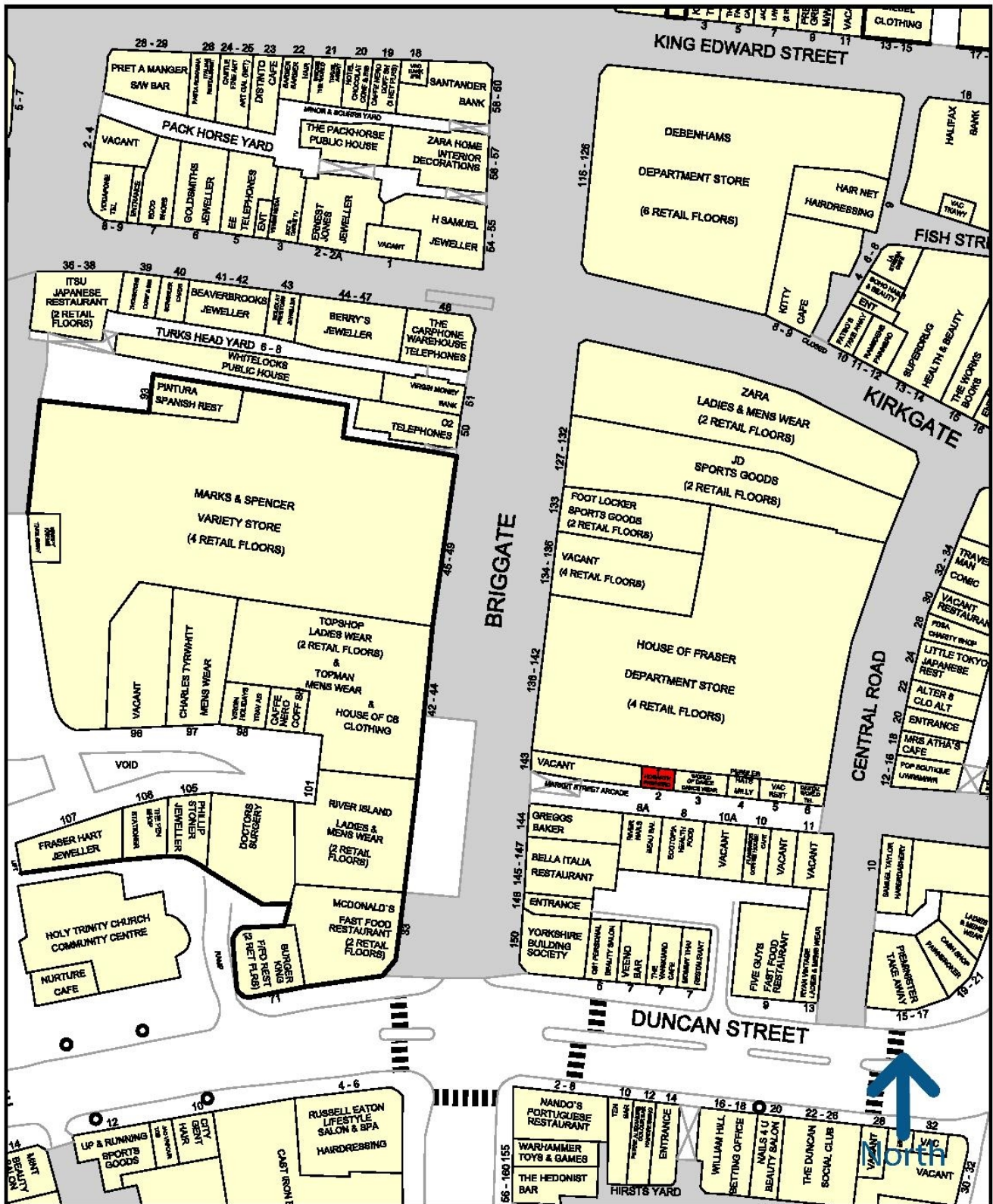
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50 metres