



## TO LET

# PRIME CITY CENTRE RETAIL UNIT

1,130 Sq Ft (104.98 Sq M)

◆ Prominent location ◆ Sub lease or assignment ◆ Suitable for various uses (STP)



12, Duncan Street  
Leeds, LS1 6DL

## LOCATION

The property is prominently located on Duncan Street close to Briggate, The Trinity Shopping Centre, The Corn Exchange and Leeds Train Station thereby benefitting from high footfall.

## DESCRIPTION

The unit comprises a ground floor open plan retail shop with small kitchen and disabled WC to the rear. Additional accommodation is available on the first floor. The premises form part of a large mixed use stone built property under a pitched slate roof. The unit benefits from full glazed frontage and air conditioning. Other occupiers nearby include Nando's, McDonalds and Five Guys.

## ACCOMMODATION

The unit has the following approximate net internal floor areas:-

Ground floor - 650 sq ft  
First floor - 480 sq ft

## RATES

Shop and Premises

Rateable Value:	£31,000
Rates Payable (2019/2020):	£15,221



## TERMS

The unit is held on an effective full repairing and insuring lease for a term of 15 years which expires on 30th July 2024. The passing rent is £35,000 per annum exclusive. A sub lease or assignment is available. Alternatively a new lease direct with the landlord may be considered. The tenant will be responsible for the contribution to a service charge.

## EPC

An energy performance assessment has been commissioned.

## VAT

The property is elected for VAT.

For viewing arrangements or to obtain further information please contact:

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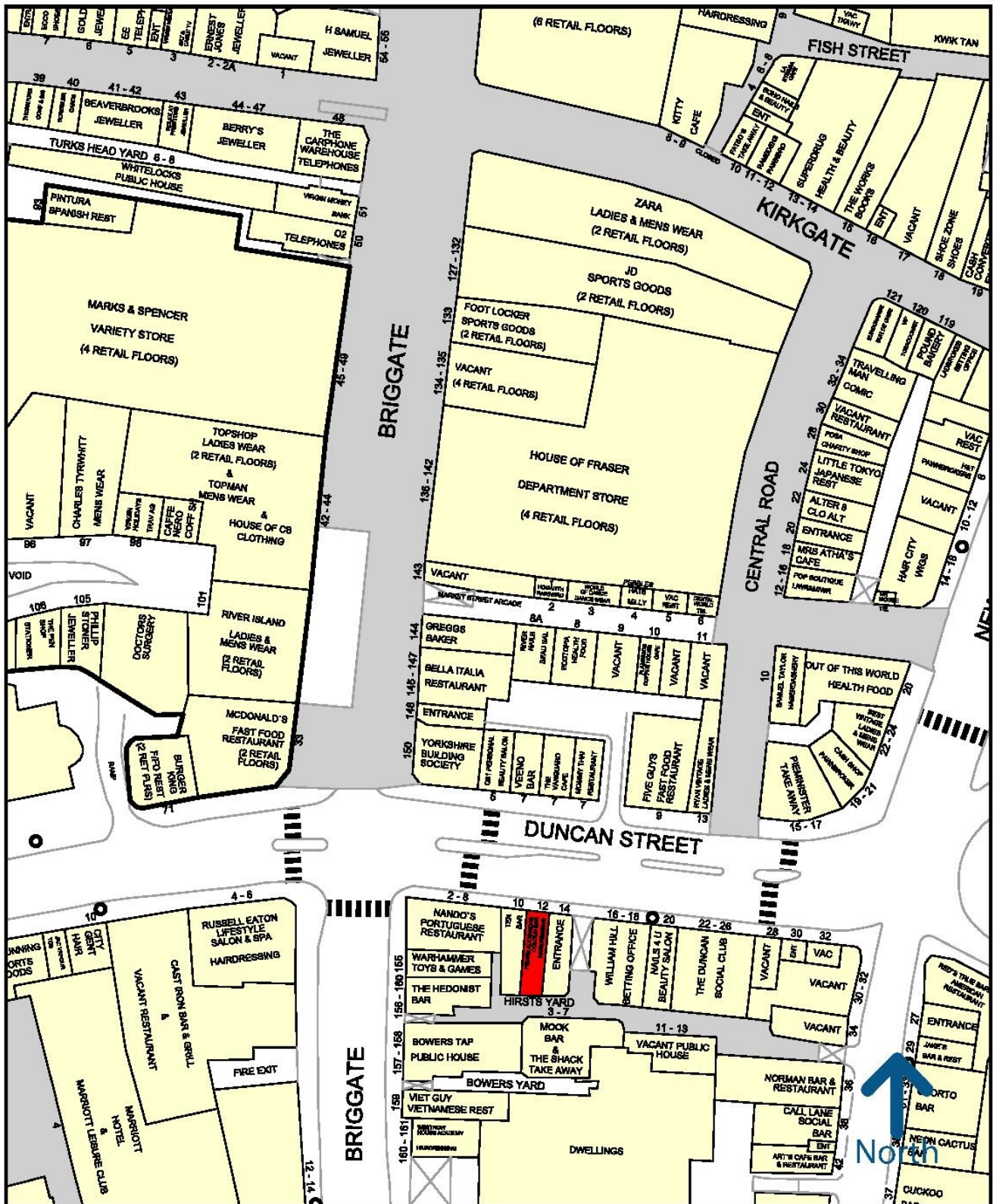
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50 metres