

TO LET - FIRST FLOOR UNIT

RETAIL UNIT TO LET

LEEDS

3A Commercial Street, LS1 6AL



Key Highlights

- The premises are located in a prime position fronting Commercial Street in close proximity to Trinity Leeds shopping centre.
- The subject property is immediately adjacent Ernst Jones and EE and opposite Beaverbrooks, Rolex and Berry's Jewellers.
- Other occupiers in the area include Goldsmiths, Ecco Shoes, Thorntons, Itsu and Scribbler.

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

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The property has a ground floor entrance with staircase leading to first, second and third floors providing the following approximate areas:

First Floor Sales:	541 sq ft	50.3 sq m
Second Floor:	428 sq ft	39.8 sq m
Third Floor:	162 sq ft	15 sq m
Total:	1,131 sq ft	105.1 sq m

Rent

£29,500 per annum exclusive.

Tenure

The premises are available by way of a new lease on terms to be agreed.

Rates

Rateable Value:	£17,500
UBR (2020/2021):	£0.499
Rates Payable:	£8,733 pa

(Interested parties are advised to make enquiries with the Local Authority.)

EPC Rating

EPC available on request.

Legal Costs

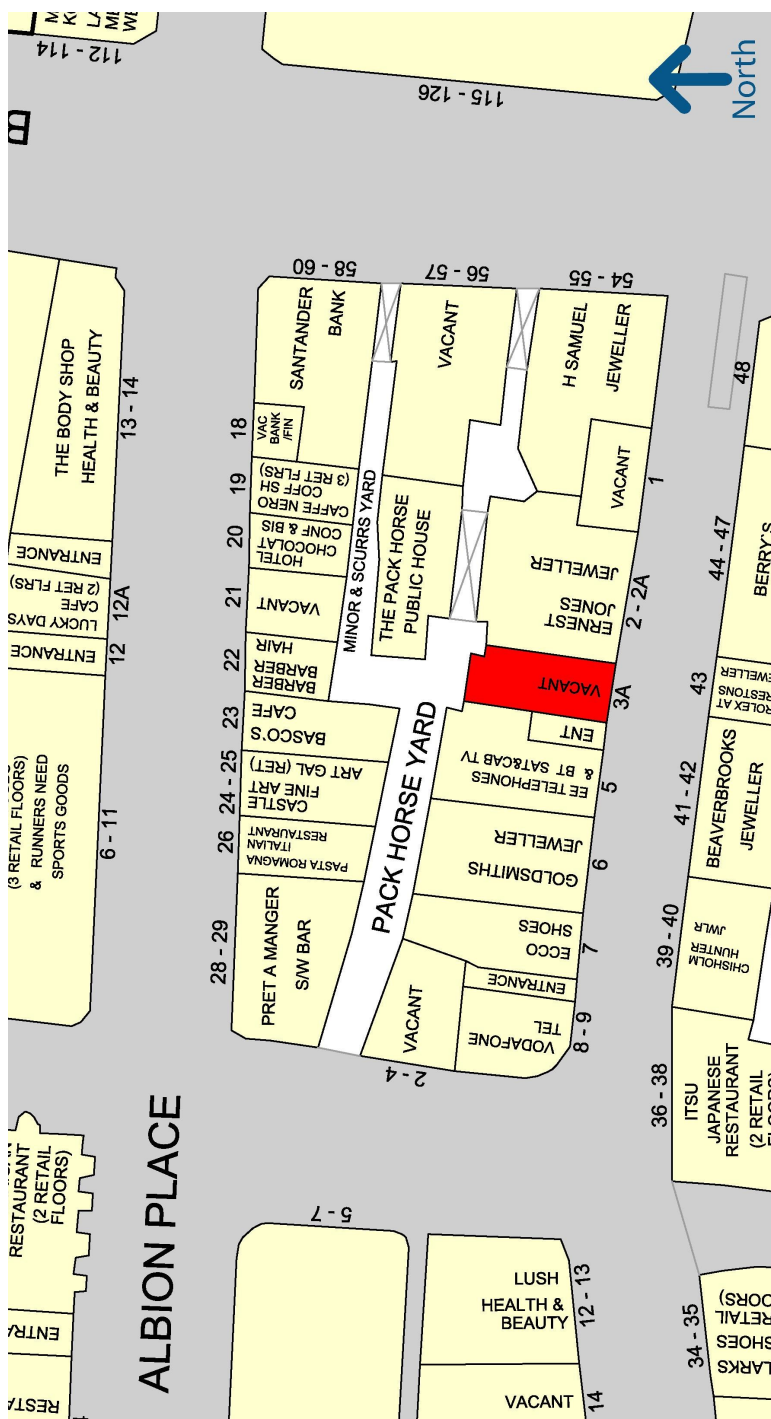
Each party to be responsible for their own legal and professional costs incurred in this transaction.

AML

Savills are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed.

Further Information & Viewing

Viewing strictly by prior arrangement only with Savills.



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Dec 21

