

# TO LET

## 9-11 Eastgate Leeds

### LOCATION

The property is located in Leeds City centre occupying a prominent position on Eastgate. It is located opposite the Victoria Gate Shopping development.

Nearby occupiers include Sony Centre, Lloyds Bank, Hugo Boss and Barclays Bank.

### DESCRIPTION

The property comprises a shop unit with accommodation at both ground and mezzanine floors.

### ACCOMMODATION & TERMS

Suite	Area	Rent
Ground Floor	1,581 sq ft	
Mezzanine	1,042 sq ft	

### TERMS

The premises are on a Full Repairing and Insuring lease for a maximum term of 3 years. All leases will be contracted out of the Landlord & Tenant Act 1954. Full details available on request.

### TENURE

Leasehold

### RATEABLE VALUE

We understand that the unit is assessed under the 2010 Rating assessment at £22,000. Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with Leeds City Council.



### LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

### RENT

We are seeking offers in the order of £35,000 per annum exclusive

### SERVICE CHARGE

Not Applicable

### VAT

Unless stated otherwise all prices quoted are exclusive of VAT.

### VIEWING/FURTHER INFORMATION

To arrange a viewing or for further information please contact:

Richard Ashmore 0113 280 5858

Email: [info@rarealestate.co.uk](mailto:info@rarealestate.co.uk)

### SUBJECT TO CONTRACT

**May 2015**

Misrepresentation Act 1967:

RA Real Estate for itself and for the vendor(s) or lessor(s) of this property whose agent it is gives notice that:-

- 1 These particulars do not constitute any part of an offer or contract.
- 2 None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.
- 3 Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- 4 The vendor(s) or lessor(s) do not make or give and neither RA Real Estate nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property.
- 5 None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe working order.

Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of VAT

Property Misdescriptions Act 1991

Every reasonable effort has been made by RA Real Estate to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.