

# SHORT TERM FLEXIBLE LET AVAILABLE

## LEEDS, 8 Eastgate, LS2 7JL



### Key Features

Flexible Terms  
Opposite Victoria Gate

### Viewing

By appointment via this office:

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### Location

The property is located on the corner of Eastgate and Harewood Street (pedestrianised) immediately opposite the John Lewis anchored Victoria Gate. Occupiers in the vicinity include **Flannels**, **Anthropologie**, **Nespresso** and the newly fitted out **Man Behind The Curtain Restaurant**.

### Description

The property comprises a ground floor only unit.

### Accommodation

Ground Floor	43.8 sq.m	471 sq.ft
<b>Total Floor Area</b>	<b>43.8 sq.m</b>	<b>471 sq.ft</b>

### Tenure

The property is available on a new lease.

### Rent

**Rent On Application.**

### Rates

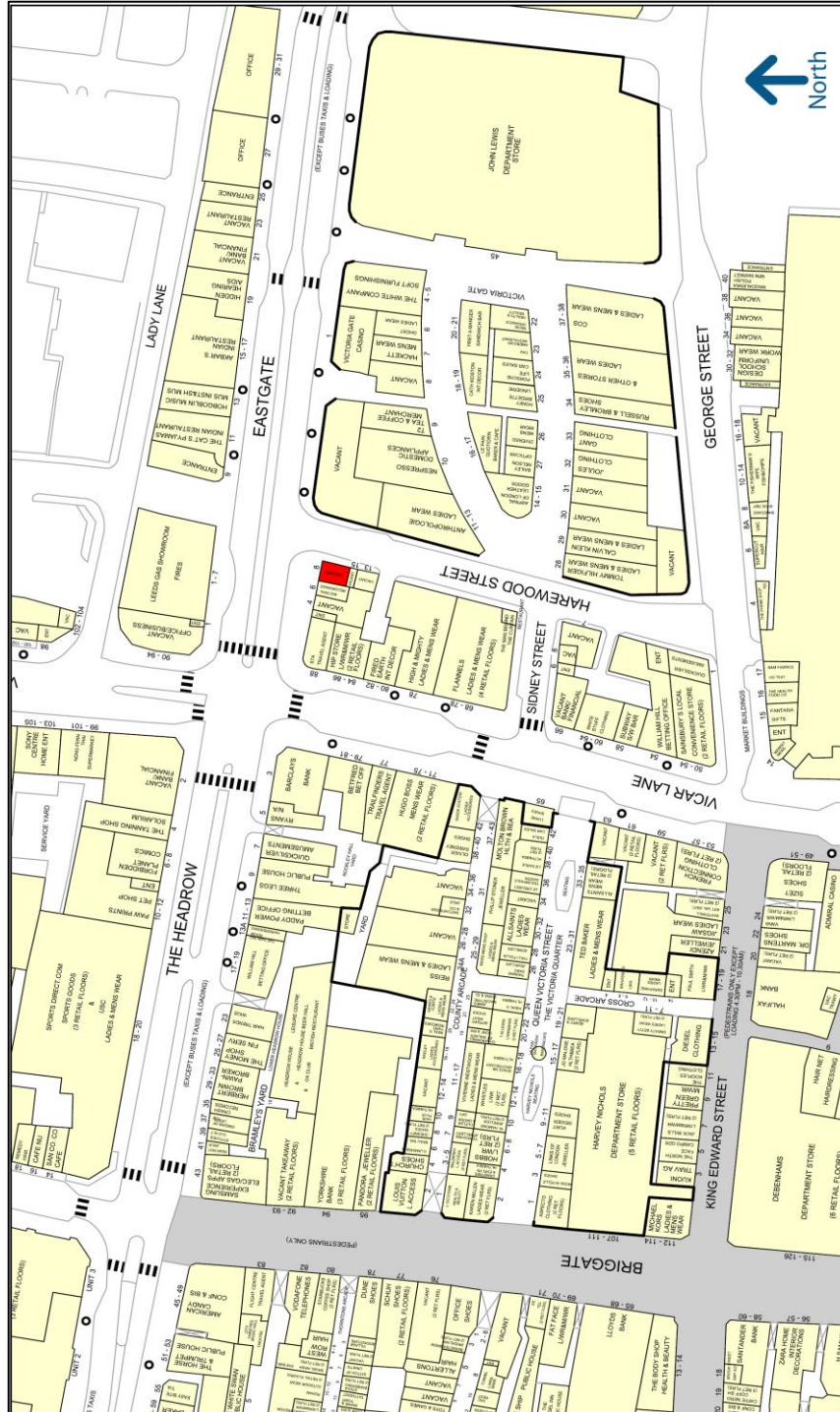
We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £17,000. The UBR for 2017/2018 is 46.6p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### EPC

Available upon request.

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Not to scale.

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