

# TO LET

## CITY CENTRE OFFICE/LEISURE UNIT 920 sqft (85.54 sqm)



- City Centre professional core
- New lease - flexible terms
- Recently refurbished

**12 PARK PLACE  
LEEDS  
LS1 2RU**

## 12 Park Place, Leeds, LS1 2RU



### LOCATION

The property is situated within one of the most sought-after business locations in the City of Leeds.

12 Park Place is situated within the traditional core of Leeds City Centre towards the western end of Park Place and within a short walking distance from the train station and main retail area of Leeds.

The location is highly desirable with occupiers benefiting from an admired address combined with the City's finest retail and leisure amenities being a short walk from Trinity and Victoria Quarter.

### DESCRIPTION

The available accommodation comprises a lower ground floor office/leisure unit set within a larger property with office accommodation on the upper floors. Internally the accommodation forms a modern, open plan layout with a separate kitchenette, toilet and storage facility to the rear.

The unit has recently been refurbished and now consists of quality modern fixtures and fittings including:

- " New LED lighting (with motion sensors)
- " Air conditioning
- " Newly carpeted

### ACCOMMODATION

The property has an approximate net internal floor area of **920 sqft (85.54 sqm)**.

### RATING

The accommodation is currently assessed for rating purposes as follows:-

<u>Description</u>	<u>Rateable Value</u>
Public house and premises+ UBR 2018/2019	<b>£13,250</b> <b>£0.48</b>

Due to transitional relief provisions the rates payable with regard to this property may have no relation to the rateable value. Interested parties are advised to check with the Local Authority as to the current rate liability.

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## **ENERGY PERFORMANCE CERTIFICATE (EPC)**

The unit has an Energy Performance Asset rating of E104. Further information can be provided.

## **LEASE TERMS**

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Please contact the letting agent for more information on the quoting rent.

## **PLANNING**

Interested parties should contact the local planning department for verification.

## **VAT**

The property is elected for VAT purposes.

## **VIEWING / FURTHER INFORMATION**

For further information or to arrange a viewing please contact the sole letting agents:-

### **CARTER TOWLER LIMITED**

0113 245 1447

Pete Bradbury

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