



## TO LET PROMINENT RETAIL/LEISURE/OFFICE UNIT

1,250 Sq Ft (116.12 Sq M)

◆ Suitable for variety of uses (STP) ◆ Highly visible location



1, Gower Street  
Leeds, LS2 7BP

## LOCATION

The premises are prominently situated next to the new Hampton by Hilton Hotel on Gower Street, off Regent Street on the outskirts of Leeds city centre. A number of mixed use developments have been completed in the area including Leeds City College's Quarry Hill campus.

## DESCRIPTION

The premises comprise a prominent ground floor retail/leisure unit that forms part of the new Hampton by Hilton Hotel. The unit is finished to a shell condition with large windows to the front and rear including a sliding door entrance facing the car park. The property has an electric power supply and capped of waste.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides an approximate Net Internal floor area of 1,250 sq ft.

## RATES

Please refer to the Local Authority for information on rates

Rateable Value:	0
Rates Payable (2020/2021):	0

For viewing arrangements or to obtain further information please contact:

**Pete Bradbury**  
petebradbury@cartertowler.co.uk

**Max Vause**  
maxvause@cartertowler.co.uk



## TERMS

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed at a commencing rent of £17,500 per annum exclusive of rates, VAT, services, service charge, insurance and any other outgoings.

## EPC

An Energy Performance assessment has been commissioned.

## VAT

The property is elected for VAT.

## PLANNING

The unit will require full change of use.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is 04-Feb-2021.

For information on our Privacy Policy please visit our website – [www.cartertowler.co.uk](http://www.cartertowler.co.uk)

Regulated by RICS

