

TO LET

RETAIL UNIT

LEEDS

3 Commercial Street, LS1 6AL

Subject to Vacant Possession



Key Highlights

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

Ecco Shoes, Chisholm Hunter, Itsu and Scribbler.

SAVILLS LEEDS
3 Wellington Place
Leeds LS1 4AP

[savills.co.uk](https://www.savills.co.uk)

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Accommodation

The premises are arranged over ground and basement levels, comprising the following approximate net internal areas:

Ground:	678 sq ft	62.99 sq m
Basement:	521 sq ft	48.40 sq m

Rent

£75,000 per annum exclusive.

Tenure

The property is available by way of a new effectively FRI lease.

Rates

Rateable Value:	£82,000
UBR (2020/2021):	£0.512
Rates Payable:	£41,984 pa

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

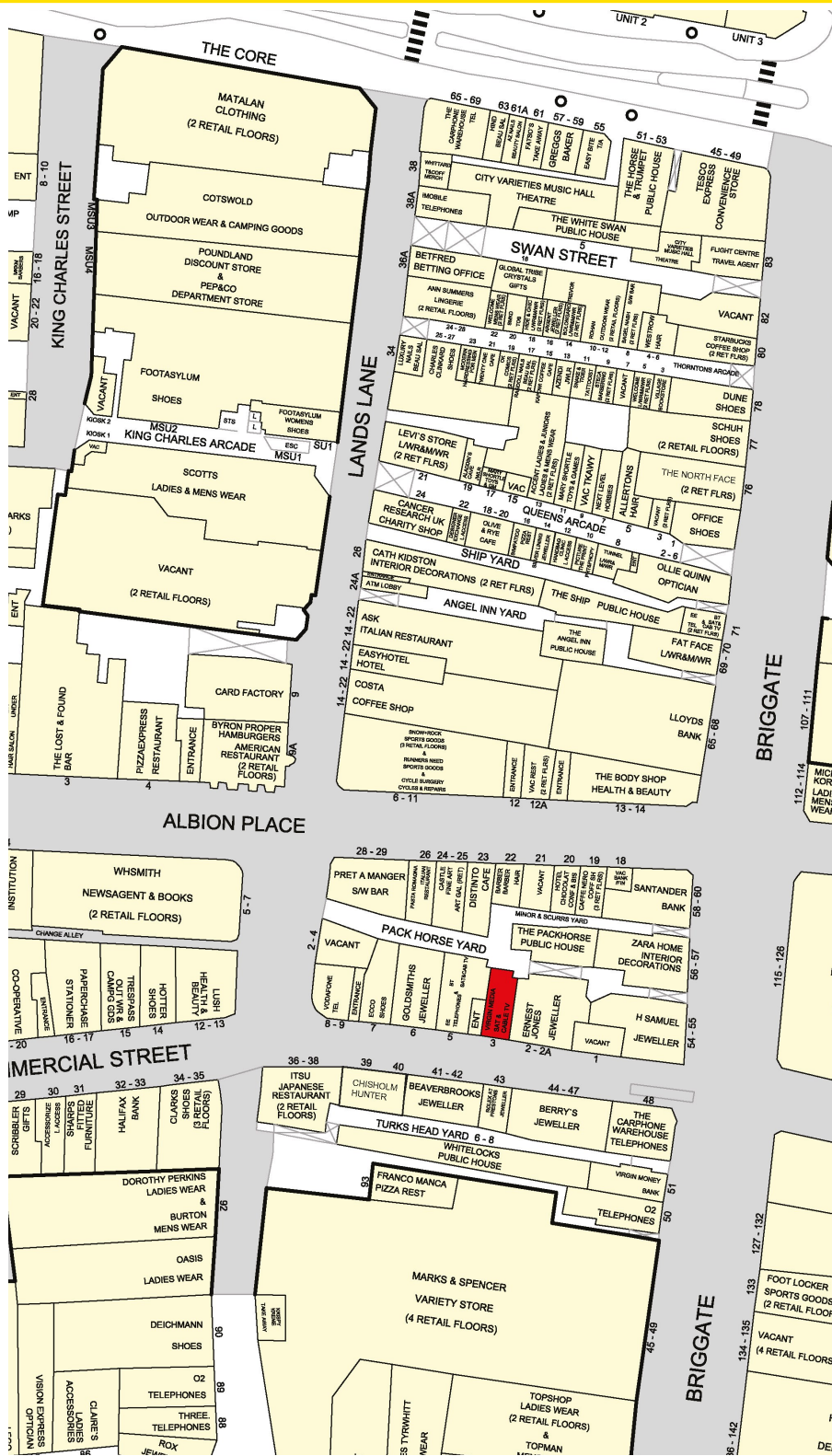
Legal Costs

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

EPC Rating

Available on request.

Further Information & Viewing Further Information & Viewing upon request. Viewing strictly by appointment with Savills.



Contact

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