



**TO LET**

## PROMINENT RETAIL UNIT

1,362 Sq Ft (126.53 Sq M)

- ◆ Busy shopping location
- ◆ High footfall
- ◆ Unique multi storey opportunity
- ◆ New lease available
- ◆ New lease available



Unit 11 & 12, Central Arcade  
Leeds, LS1 6DX

## LOCATION

Central Arcade adjoins House of Fraser and is positioned directly opposite the Briggate entrance to Trinity Leeds Shopping Centre where retailers include Top Man/Top Shop, Apple and River Island.

## DESCRIPTION

The property comprises a prominent multistory 1st & 2nd floor unit located in the north west corner of Central Arcade overlooking the entrance of Trinity Leeds on Briggate. The Arcade offers a vibrant mix of independent and national leisure/retail operators that benefit from high footfall passing through the property.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides a Net Internal Area of 1,362 sq ft

## RATES

Shop and premises

Rateable Value

Unit 11: £6,300

Unit 12: £7,900

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 negotiated and agreed at a commencing rental of £11,000 per annum exclusive of VAT, service charge, utility costs, insurance, business rates and any other outgoings.

## EPC

The property has been assessed as having an energy performance asset rating of D79.

## VAT

The property is elected for VAT and therefore VAT is payable on the rent.

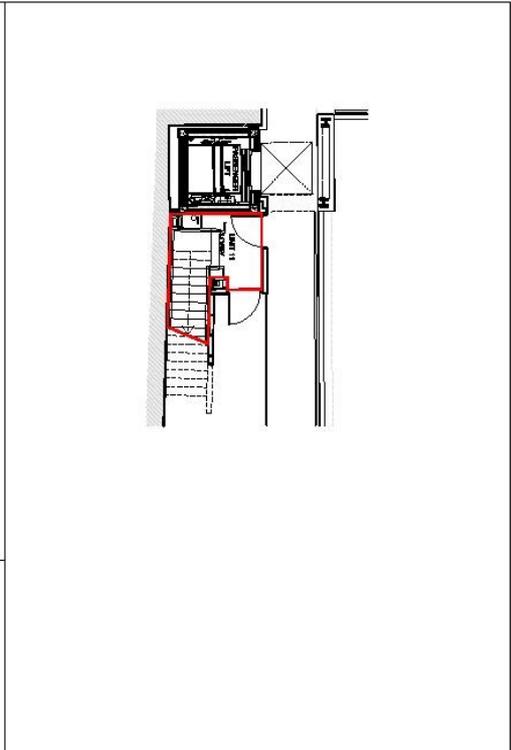
## PLANNING

The unit currently benefits from A1 planning consent. Interested parties are advised to check with the local authority.

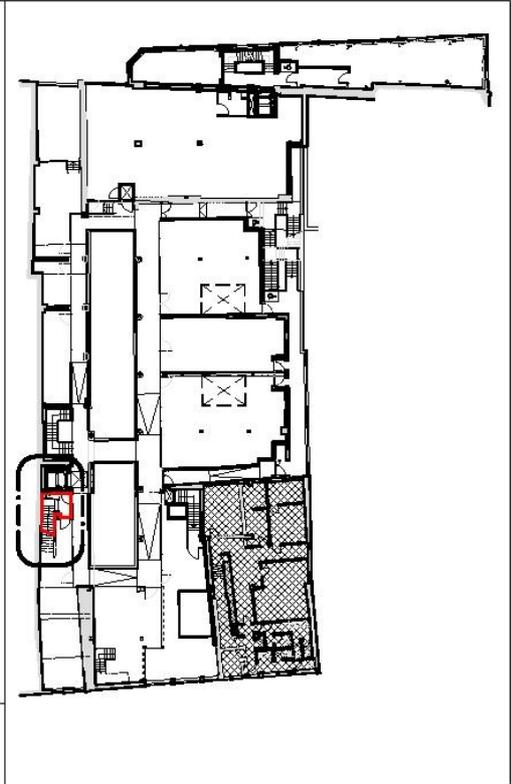
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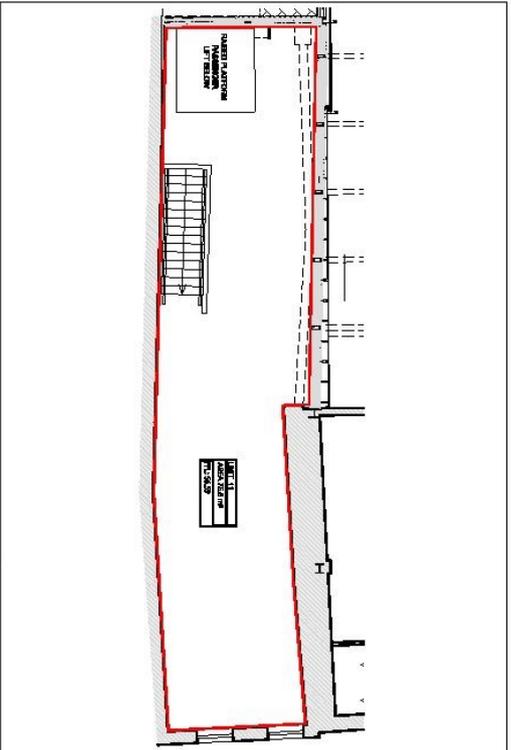
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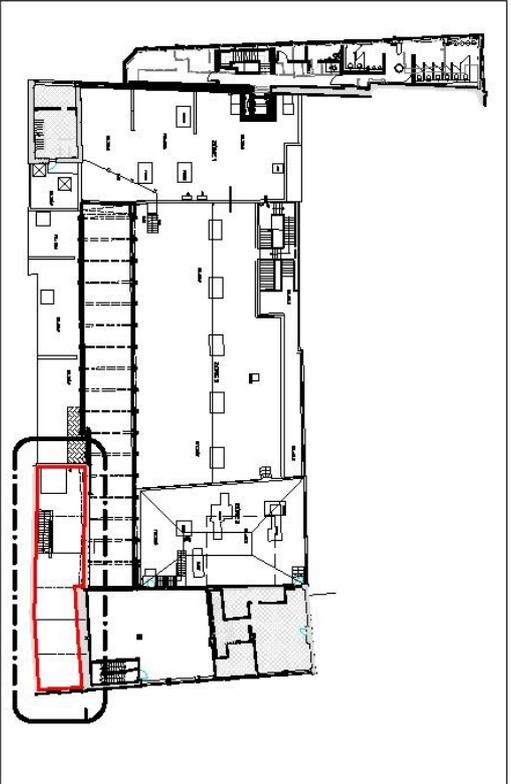
FIRST FLOOR PLAN SCALE 1:200



FIRST FLOOR LOCATION PLAN NOT TO SCALE



SECOND FLOOR PLAN SCALE 1:200



SECOND FLOOR LOCATION PLAN NOT TO SCALE



**Architectural Plans**

**LEASE**

Project Name	3431
Client	Ding Inc
Location	AT (C)
Project No.	1200
Scale	1:200
Drawn by	D.H.
Checked by	A.K.B.

