



Prime FOOD & BEVERAGE OPPORTUNITY

Why Unit E Bond Street?

- o New Retail / Leisure Unit - 950 sq ft
- o A1/A3/A4 planning consent
- o 7.5m Footfall per year (145,000 per week)
- o Opposite Trinity Leeds shopping centre entrance
- o Adjacent to Chilangos and GBK, alongside Pret a Manger and 200 Degrees
- o Available Late Summer 2017





Located in the heart of the City Centre, the Bond Street frontage of Pinnacle provides the principal link between the established Retail and Office Quarter.

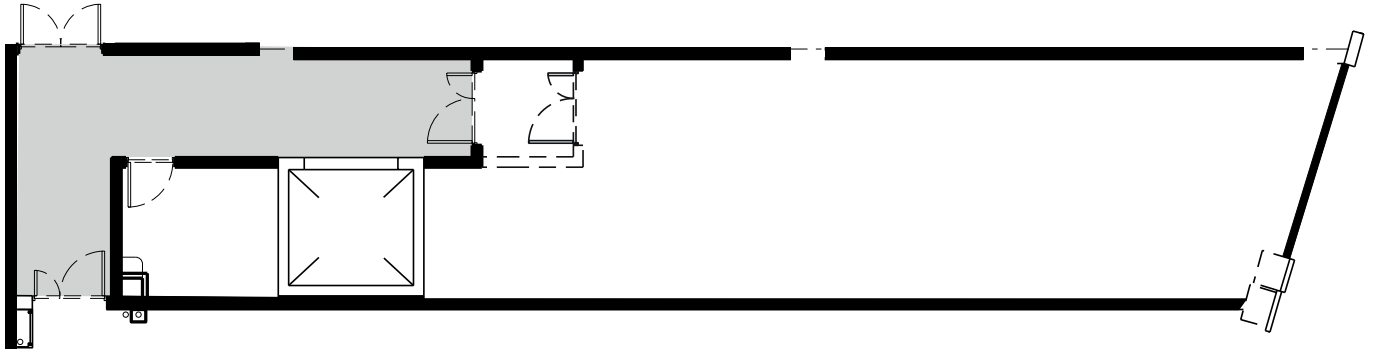
Prominently situated in Leeds's newest leisure development, the unit sits alongside a parade of dining operators including Gourmet Burger Kitchen (opening September 2017), Pret A Manger and Chilangos (opening September 2017). Positioned just a few steps away from the entrance to Trinity Leeds and Trinity Kitchen, this viable location also boasts close proximity to

200 Degrees, Boots, Starbucks, Greggs and Tesco.

There is a further 5,000 sq ft of food/retail accommodation proposed within the development.

Proposed handover for fit out is summer 2017, with completion of the development in Autumn 2017.

Floorplates



Ground floor 950 sq ft (88 sq m)

Tenure

10 years full repairing and insuring lease (subject to 5 yearly upward only rent reviews)

Rental

Inviting rental offers in the order of £100,000 per annum exclusive (subject to overall terms in the lease)

Availability

Available Spring/Summer 2017

Rateable Value

To be reassessed following development

Service Charge

The service charge for the year is £2,615 per annum (plus VAT). Payable quarterly in advance

Accommodation Schedule

Floor	Sq ft	Sq m
Ground	950	88

EPC Rating

Available on request



Josh Howe
0113 220 1239
Steve Henderson
0113 220 1206



Tom Hodgson
0113 203 1133
Richard Shuttleworth
0113 203 1132



Mark Proudlove
0113 388 4859



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LEEDS

bondstreet-leeds.co.uk

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