



TO LET

PROMINENT RETAIL UNIT

929 Sq Ft (86.3 Sq M)

◆ May suit alternative uses (STP) ◆ Sub lease or assignment ◆ Good location



14-16, Swinegate
Leeds, LS1 4AG

LOCATION

The property is prominently located on Swinegate to the south of the city centre on the Leeds City Centre Loop Road opposite The Malmaison Hotel. Nearby occupiers include a Co-op, Caffè Nero, North Bar and Bibi's Restaurant.

DESCRIPTION

The building comprises an attractive brick built property under a pitched roof with office accommodation on two upper floors, a return frontage double retail unit on the ground floor and basement storage. The unit is predominantly open plan with a small kitchen area to the rear and dedicated toilets in the basement.

ACCOMMODATION

The unit has the following approximate net internal floor areas:-

Ground floor (Sales) - 929 sq ft
Basement - 1,178 sq ft

RATES

Shop and Premises

Rateable Value:	£44,250
Rates Payable (2019/2020):	£21,726.75

For viewing arrangements or to obtain further information please contact:

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TERMS

The unit is available by way of a sub lease or assignment of the existing effective full repairing and insuring lease which expires on 13.5.2022. Alternatively a new lease direct with the landlord may be available. The passing rent is £50,000 per annum exclusive of VAT, rates, utilities, insurance, service charge and any other outgoings.

EPC

The unit has an Energy Performance Asset rating of D97. Further information is available.

VAT

The property is elected for VAT.

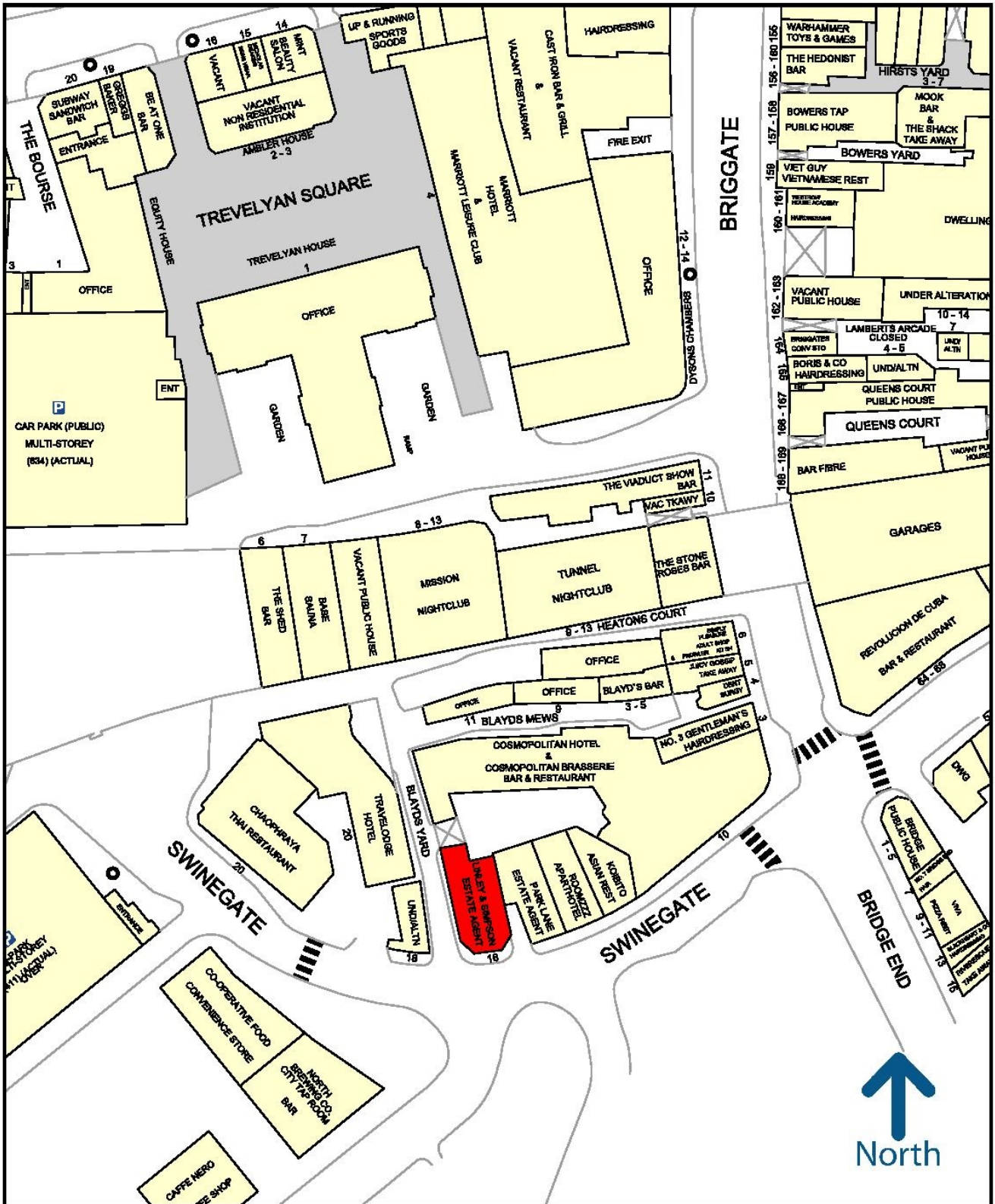
PLANNING

The unit has A2 planning use.

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