

Upon the instructions of Monsoon Accessorize

LEASE AVAILABLE

LEEDS, 27-28 Commercial Street, LS1 6EX STAFF UNAWARE



Key Features

- Prominent corner location
- Located at the entrance to Trinity Shopping Centre

Viewing

By appointment via this office:

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Location

The property is located in a prominent corner position on Commercial Street in Leeds city centre. The property itself is situated adjacent to **Clintons** and **Virgin Media** and provides access to the ground floor of Leeds Trinity Shopping Centre, where **Next**, **Victoria's Secret** and **Hollister** are represented.

Description

The property comprises sales accommodation at ground, basement and first floors, with ancillary space at second floor.

Ground Floor	314 sq m	3,380 sq ft
Basement	249 sq m	2,680 sq ft
First Floor	255 sq m	2,745 sq ft
Second Floor	181 sqm	1,958 sq ft
Total	999 sq m	10,763 sq ft

Tenure

The property is held on a full repairing and insuring lease, expiring on 20th October 2019.

Rent

The passing rent is **£534,000** per annum exclusive.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £270,000 and the rates payable are £133,110 pa. The UBR for 2018/2019 is 49.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

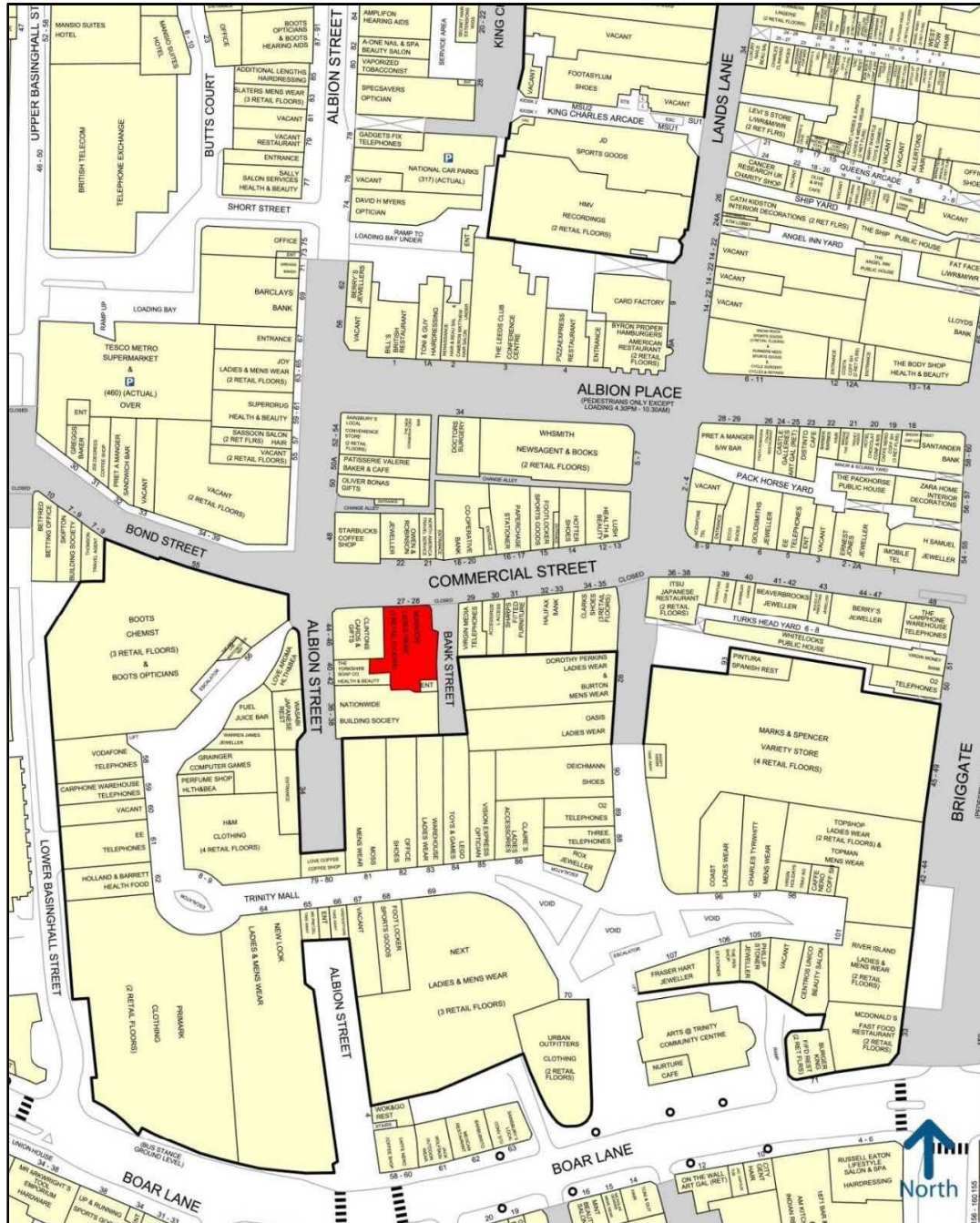
An EPC can be made available upon request.

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Not to scale.

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