



## RETAIL UNIT

620 Sq Ft (57.6 Sq M)

- ◆ Busy shopping location
- ◆ High footfall
- ◆ Suitable for various uses (STP)



Unit 10A, 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 and River Island on the Briggate frontage.

## DESCRIPTION

The property comprises a small ground floor shop unit located in the centre of the Arcade. Central Arcade offers a vibrant mix of retailers and leisure operators and benefits from high pedestrian footfall.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides an approximate Net Internal Area of 620 sq ft.

## RATES

Shop and Premises

Rateable Value:	£28,750
Rates Payable (2019/2020):	£14,116.25



## 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 £20,000 per annum exclusive of VAT, service charge, utility costs, insurance, business rates and any other outgoings.

## EPC

The property has an Energy Performance Asset rating of D. Further information is available.

## VAT

The property is elected for VAT.

For viewing arrangements or to obtain further information please contact:

**Pete Bradbury**

petebradbury@cartertowler.co.uk

**Max Vause**

maxvause@cartertowler.co.uk

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