

# **RETAIL UNIT**

620 Sq Ft (57.6 Sq M)

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





## **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**

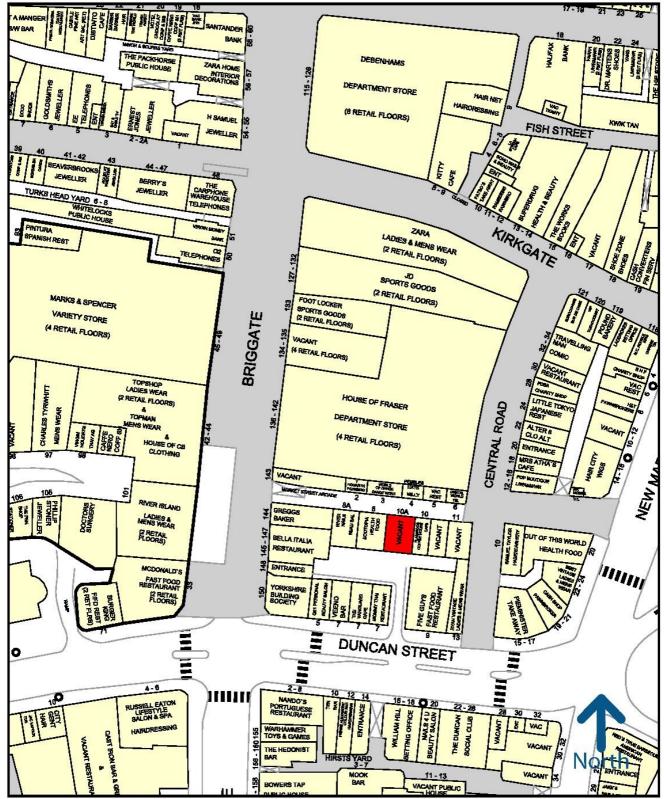
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## **Max Vause**

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50 metres

Experian Goad Plan Created: 10/07/2019 Created By: Carter Towler Ltd