



## TO LET

# PROMINENT RETAIL UNIT

1,131 Sq Ft (105.07 Sq M)

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



Unit 6, 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 unit is located by the Central Road entrance to the Arcade and comprises a small ground floor shop with return frontage. Additional sales accommodation and ancillary space is available in the basement. 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 the following approximate Net Internal Areas:

Ground floor - 254 sq ft  
Basement - 877 sq ft

## RATES

Shop and Premises

Rateable Value:	£17,750
Rates Payable (2019/2020):	£8,715.25



## 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

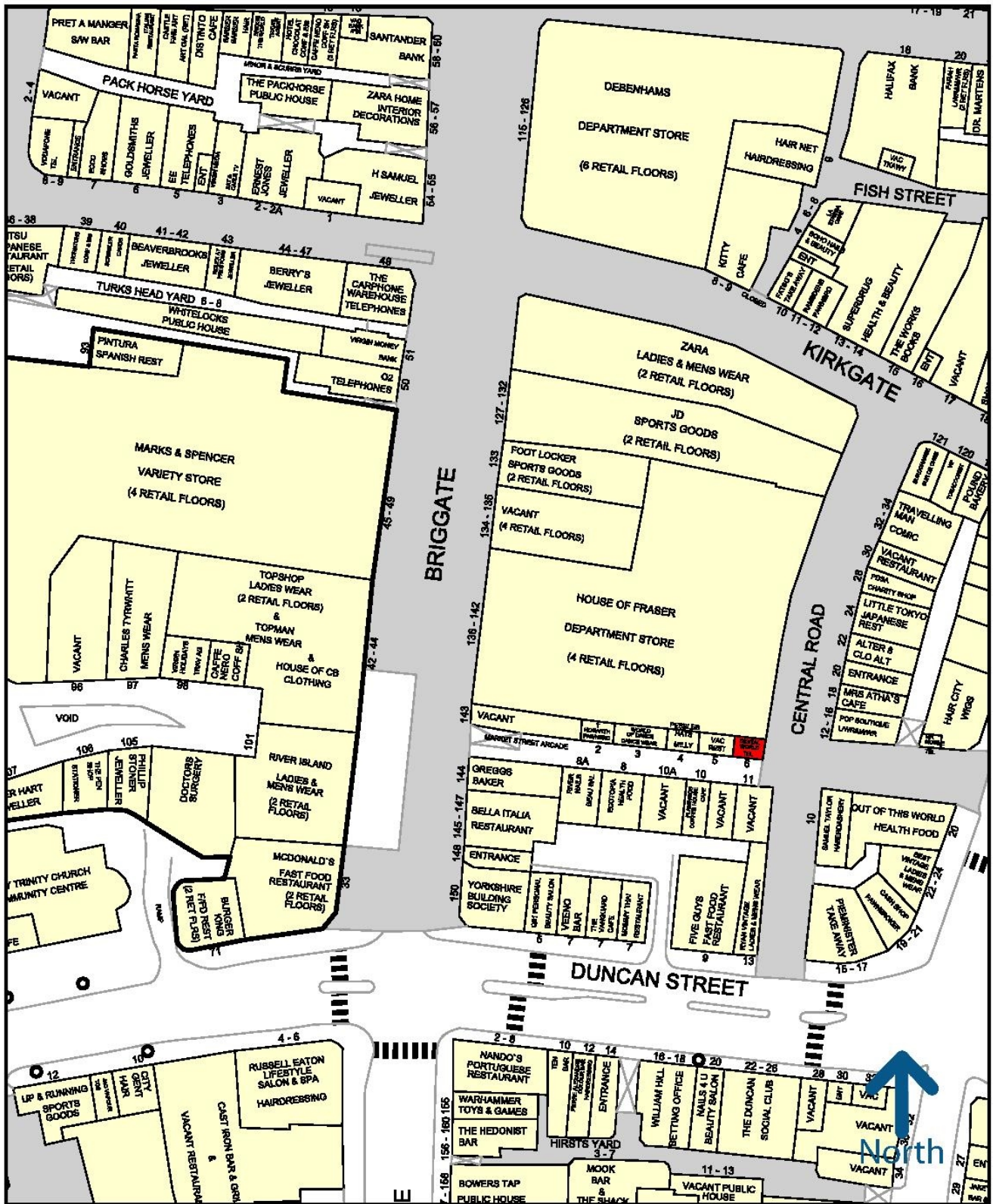
**Max Vause**  
maxvause@cartertowler.co.uk

### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is 24-Jul-2019.

For information on our Privacy Policy please visit our website – [www.cartertowler.co.uk](http://www.cartertowler.co.uk)





50 metres