

Shop Unit TO LET



Unit 2, Central Arcade Central Road, Leeds, LS1 6DH

Retail Unit to Let in Busy Shopping Location

AREA: 189 sq.ft (18 sq.m) approx. | **RENT:** £16,000 PAX

LOCATION:

The premises form part of the refurbished Central Arcade which sits directly opposite the Briggate entrance to Land Securities' one million square foot flagship Trinity Leeds Shopping Centre, where the tenant line-up includes Top Man/ Top Shop, River Island, Hollister, Apple, Primark and Next. Retail uses within this two-tier Arcade include men and ladies fashion, gifts and beauty treatments.

DESCRIPTION:

Dimensions and Floor Areas: Frontage 15ft (4.6m), Internal Width 14ft 2ins (4.3m), Shop Depth 13ft 7ins (4.1m).

Regulated by:



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USE CLASS: A1/A2

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	189	18
TOTAL	189 sq.ft	18 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Good Location in a busy Shopping Centre
- Busy pedestrian
- On-site management

TERMS:

The premises are offered to let on a new effectively full repairing and insuring lease for a term to be agreed, subject to upward only rent review at 5 yearly intervals.

RENT: £16,000 PAX

RATES PAYABLE: Each party is advised to contact Leeds City Council.

VAT: VAT will be payable where applicable.

SERVICE CHARGE: The tenant is responsible for payment of service charge and contribution towards the building insurance for the Arcade. Further details are available upon request.

EPC: The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:



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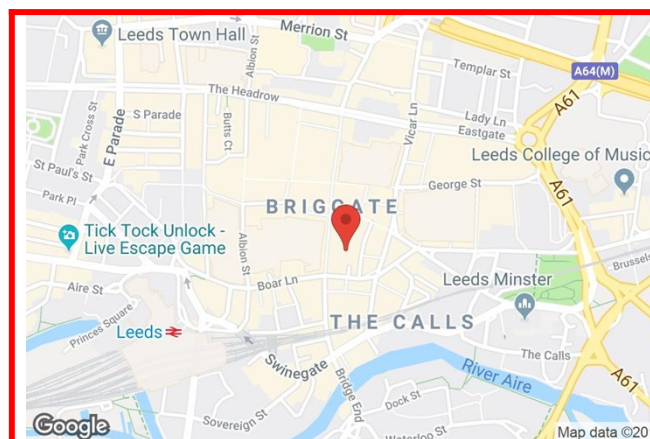
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