



TO LET

PROMINENT RETAIL UNIT

757 Sq Ft (70.33 Sq M)

◆ Busy shopping location ◆ High footfall ◆ New lease available



Unit 18, 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, Apple and River Island.

DESCRIPTION

The property comprises a prominent unit located on the 1st floor of Central Arcade overlooking the entrance of Trinity Leeds on Briggate. The Arcade offers a vibrant mix of independent and national leisure/retail operators that benefit from high footfall passing through the property.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the a Net Internal Area of 757 sq ft.

There are toilet and kitchen facilities within the unit.

RATES

Shop and premises

Rateable Value:	£14,000
Rates Payable (2020/2021):	£4,657.33

For viewing arrangements or to obtain further information please contact:

Pete Bradbury
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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 £14,750 per annum exclusive of VAT, service charge, utility costs, insurance, business rates and any other outgoings.

VAT

The property is elected for VAT and therefore VAT is payable on the rent.

PLANNING

The unit currently benefits from the new E Class planning consent. Interested parties are advised to check with the local authority.

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