

To Let



Leeds

54-55 Briggate

Ground Floor: 1,354 sq ft (126 sq m)

Rent: £185,000 pax

Leasehold Available

Location & Description:

- **100% prime corner position at the junction of Briggate and Commercial Street.**
- **The property sits right in the heart of Leeds main shopping circuit, benefitting from consistently high footfall.**
- **Briggate has seen a number of key brands committing to new stores in the last 12 months including Flannels, Zara, New Balance, Uniqlo and Victoria's Secret.**
- **Other key occupiers in the vicinity include Harvey Nichols, Boodles, Berrys Jewellers and M&S.**

Demise:

Ground Floor 1,354 sq ft (126 sq m)
First Floor 1,221 sq ft (113 sq m)
Second Floor 1,205 sq ft (112 sq m)
Third Floor 593 sq ft (55 sq m)
Basement 1,181 sq ft (110 sq m)

Rent:

The passing rent under the current lease is £185,000 per annum.

Lease:

The property is currently held on an existing lease which expires 29th September 2027. The lease is contracted inside the Act. A new lease can be made available on terms to be agreed.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to pay their own costs.

Rating Assessment:

Rateable Value (April 2023) – £192,000.

Date Prepared:

October 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:**Nik McCarthy**

07960 960207

nikm@barkerproudlove.co.uk

Gary Crompton

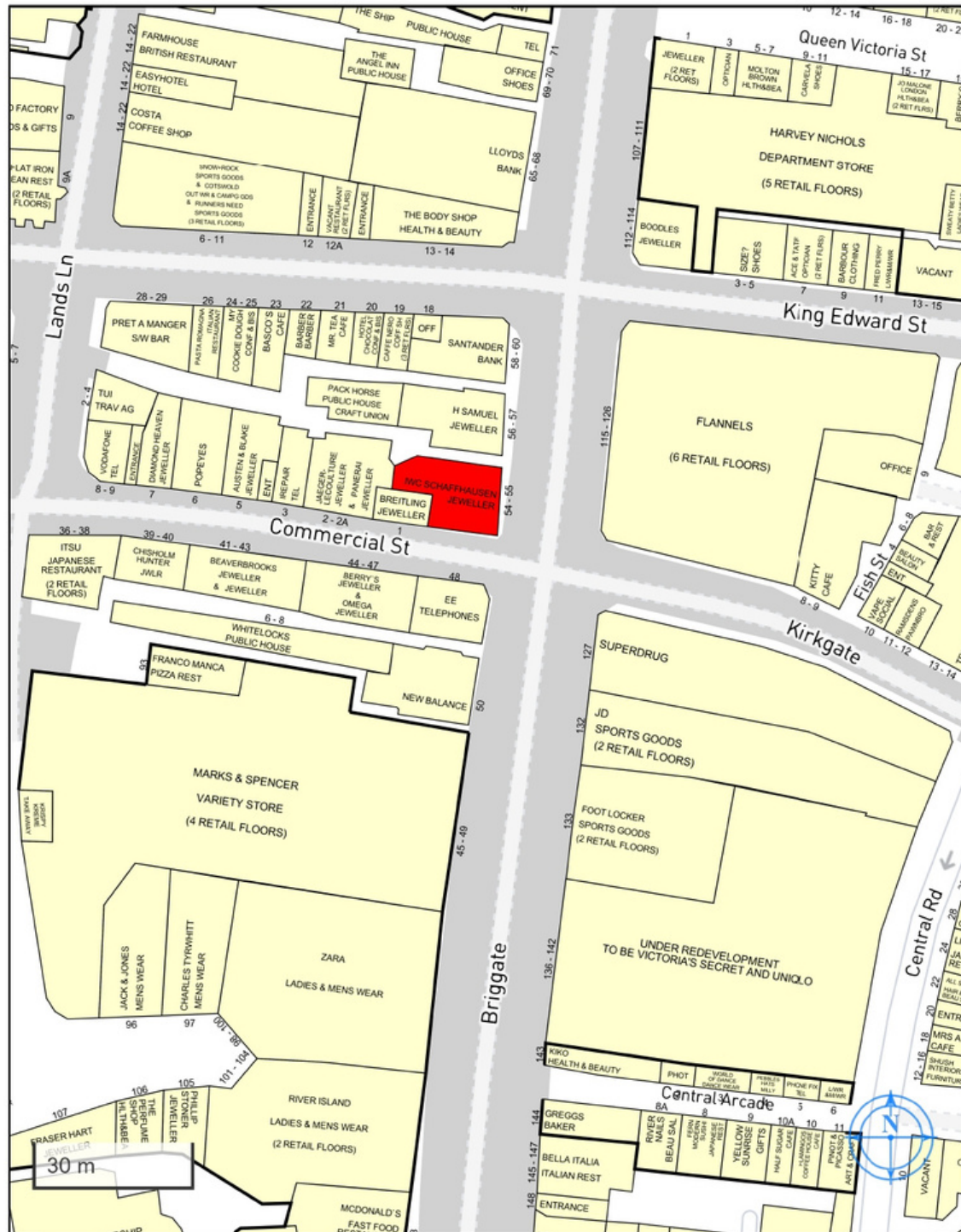
07554 402314

gary@barkerproudlove.co.uk

Joint Agent:**Brassington Rowan**

John Birtwistle

0113 383 3758



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.