

Leasehold Available



Leeds

2-2A Commercial Street

Total Area: 3,621 sq ft (336.4 sq m)

Rent: £140,000 pax

Leasehold Offers Invited

Location & Description:

- The premises occupy a great location in the heart of Commercial Street, close to Trinity Centre and Victoria Quarter.
- The subject premises are surrounded by top multiples such as Breitling, Tag Heuer, Chisholm Hunter, Lush, Itsu and EE.
- A modern, triple-fronted property arranged over 3 floors.

Demise:

Ground Floor	1,646 sq ft (152.92 sq m)
First Floor Ancillary	1,520 sq ft (141.21 sq m)
Second Floor Ancillary	455 sq ft (42.27 sq m)

Rent:

£140,000 per annum exclusive.

Lease:

The premises are held on a 10 year FRI lease wef 24th June 2022, subject to a single upward-only rent review on expiry of the 5th year and a tenant only break option operable on expiry of Year 6 on not less than 6 months notice.

Consideration:

Offers are invited for the leasehold interest.

EPC:

Energy Performance Rating Assessment - E.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) - £145,000.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Date Prepared:

February 2026

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:

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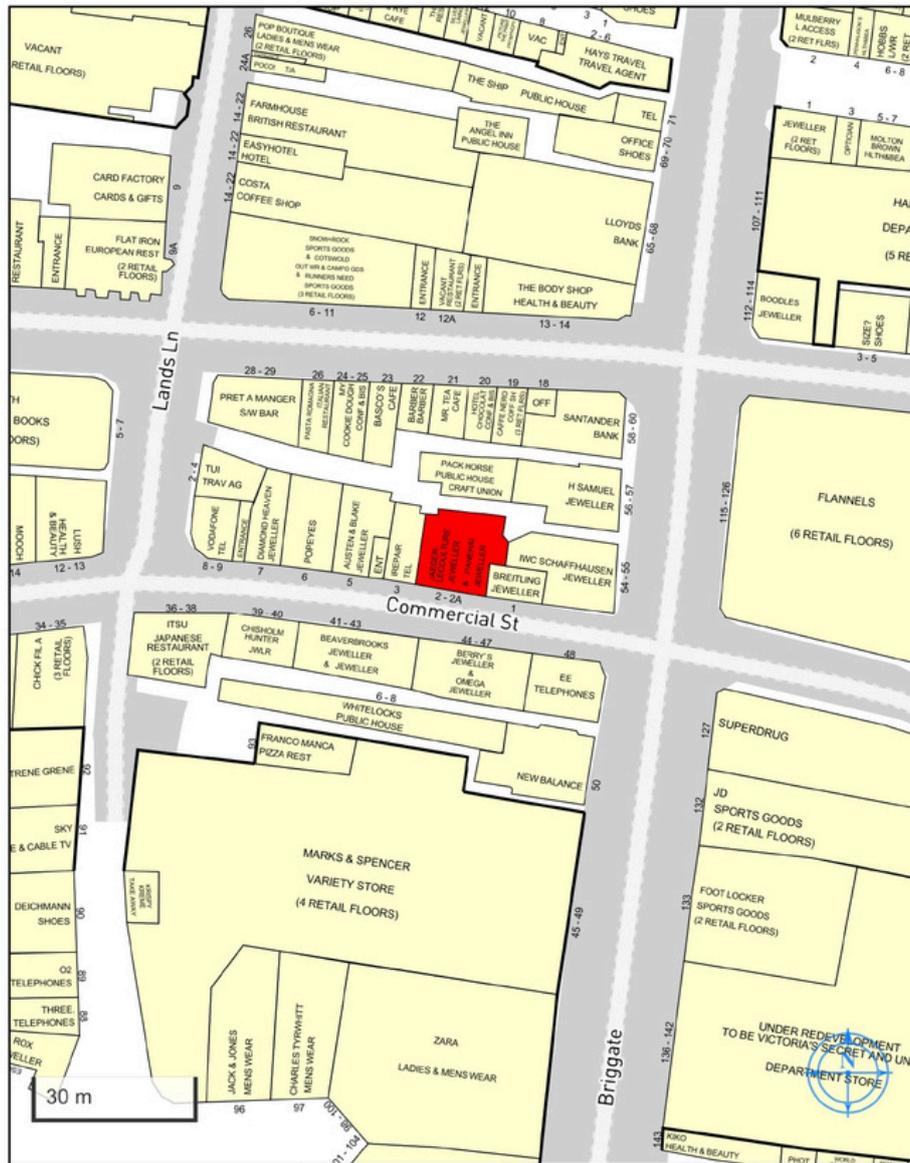
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 Leeds - Central (2-2A Commercial Street)
Modified: 09-Feb-26 11:31:33 / Surveyed: 30-Sep-24



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Experian Goad Plan Created: 09/02/2026
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