

PRIME **RETAIL & LEISURE OPPORTUNITY**

3,660 SQ FT • 2 TRADING FLOORS • A3 CONSENT SECURED • SPLIT OPTION AVAILABLE



This double fronted unit sits prominently on Bond Street - the extremely busy pedestrian link between Leeds' Retail and Office areas.

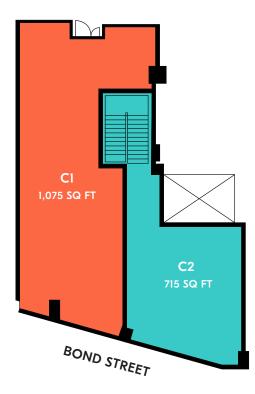
Occupiers in the immediate vicinity include Gourmet Burger Kitchen, Starbucks, Trinity Kitchen and Cosy Club among others.



SPLIT OPTION (PREFERENCE TO LET THE UNIT AS A WHOLE)

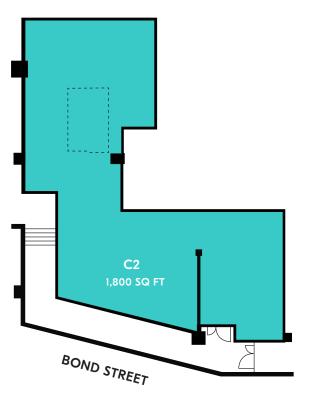
GROUND FLOOR

TOTAL AREA: 1,860 SQ FT (172 SQ M)



BASEMENT

TOTAL AREA: 1,800 SQ FT (167 SQ M)



LEASE Available on a new lease, terms to be agreed

RENTAL Upon application

VIEWING

Available for immediate occupation

RATEABLE VALUE

Unit yet to be assessed for rateable value

SERVICE CHARGE

The current service charge is approximatly $\pounds10,065$ per annum for the entire unit

EPC RATING

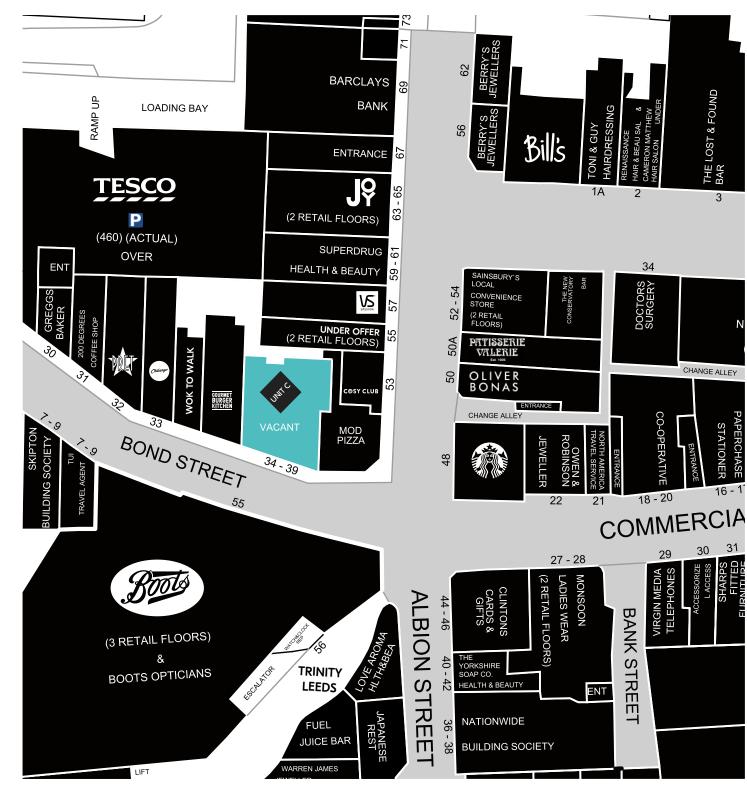
An EPC is available upon request

AS EXISTING

FLOOR	SQ FT	SQ M
Ground	1,860	172
Basement	1,800	167

SPLIT OPTION

FLOOR	SQ FT	SQ M	
Cl Ground	1,075	100	
C2 Ground	715	66	,
C2 Basement	1,800	167	



PNNACLE Е S E D

CONTACT

THE LOST & FOUND BAR

3

CHANGE ALLEY

PAPERCHASE

STATIONER

16 - 1

30



Josh Howe 0113 220 1239

Steve Henderson 0113 220 1206



Tom Hodgson 0113 220 1133

Richard Shuttleworth 0113 203 1132



Mark Proudlove 0113 388 4859

Jonathan Newns 0113 212 3501

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