

UNIT C

BOND STREET  
LEEDS LS1 5AA

PINNACLE  
LEEDS



# PRIME RETAIL & LEISURE OPPORTUNITY

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



# WHY PINNACLE

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.



CAFFÈ  
**NERO**

**COSY CLUB**



Bill's



**TESCO**

**GOURMET  
BURGER  
KITCHEN**



Superdrug

OLIVER  
BONAS

PÂTISSERIE  
VALERIE  
Est. 1926

**8.85m  
Footfall**  
170,000  
per week

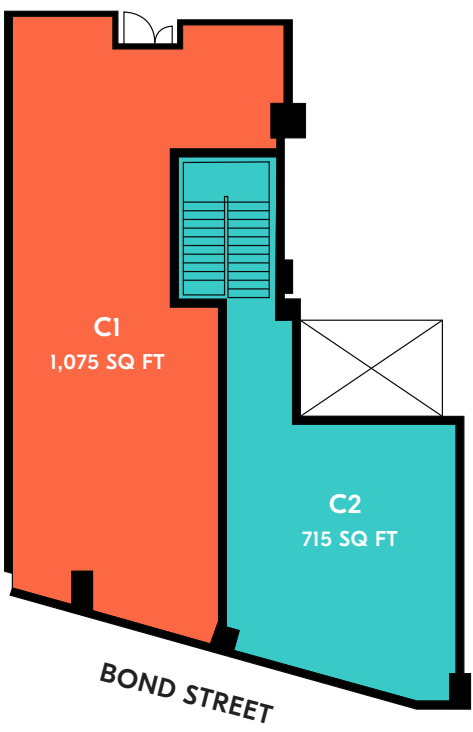
Opposite Trinity  
Leeds shopping  
centre entrance

**2 Trading  
Floors**

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

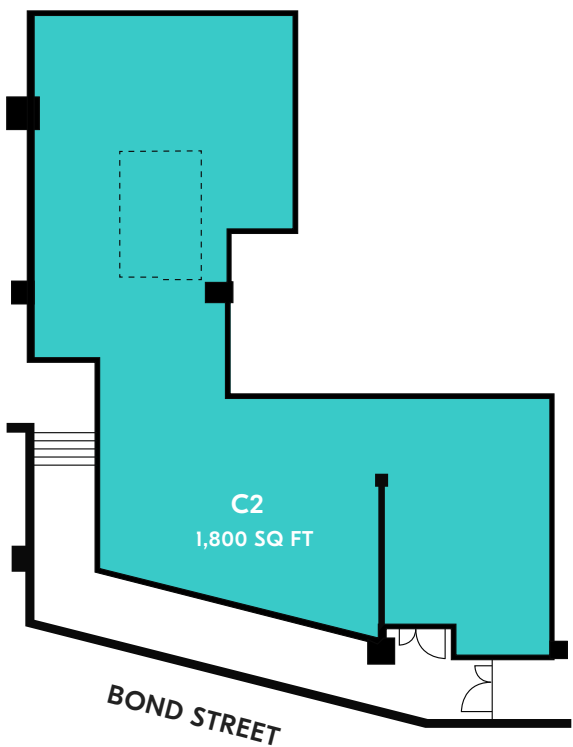
GROUND FLOOR

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 approximately £10,065 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
Total	3,660	339

SPLIT OPTION

FLOOR	SQ FT	SQ M
C1 Ground	1,075	100
C2 Ground	715	66
C2 Basement	1,800	167

