

SHOPPING CENTRE PROPERTY / CLASS E

Unit 9 Queens Arcade, Leeds LS1 6LF



**Rent: £35,000 PA**  
**Ground Floor Area**  
624 Sq ft / 58 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

This Victorian covered arcade is located in the heart of Leeds City Centre, situated between Briggate and Lands Lane.

The scheme comprises of 18 retail units with occupiers including Office, Levi's, Tunnel and Accent Fashions.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:-

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	624	57.97
First Floor	359	33.35

**Rent:**

We are seeking rental offers in the order of £35,000 per annum exclusive.

**Tenure:**

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

**Business Rates:**

The premises currently has a rateable value of £29,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the year 2022 stands at approximately £7,732.73.

**EPC:**

Energy Performance Asset Rating - TBC

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

June 2020

Subject to Contract

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