



**HIGH STREET PROPERTY / CLASS E**  
15 Commercial Street, Leeds LS1 6AL



**Rent: £135,000 PA**  
**Ground Floor Area**  
1,157 Sq ft / 107 Sq M

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

**Barker Proudlove**

**Jonathan Newns**

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**Location:**

The property is situated in the prime pedestrianised area of Leeds city centre fronting on to Commercial Street.

The subject unit is located close to the entrance to Trinity shopping centre with occupiers in the nearby vicinity including Starbucks, Lush, ITSU, Beaverbrooks, Goldsmiths, Halifax and Clarks.

**Accommodation:**

The unit provides the following approximate areas and dimensions:-

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1157	107.49
First Floor	1106	102.75
Second Floor	803	74.60
Basement	1054	97.92

**Rent:**

£135,000 per annum exclusive.

**Tenure:**

The unit is offered on a new 10 year effectively full repairing and insuring lease, subject to an upward only rent review at the end of the 5th year.

**Business Rates:**

The premises currently has a rateable value of £104,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

**EPC:**

Energy Performance Asset Rating - C

**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:**

August 2020

Subject to Contract

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