

SHOPPING CENTRE PROPERTY / CLASS E

Unit 17 Queens Arcade, Leeds LS1 6LF



Rent: £17,500 PA

Ground Floor Area

140 Sq ft / 13 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:-

Demise:	Sq Ft	Sq M
Ground Floor	140	13.01
First Floor	174	16.17

Rent:

We are seeking rental offers in the order of £17,500 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 £10,500.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £1,906.95.

EPC:

Energy Performance Asset Rating - E

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:

September 2020

Subject to Contract

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