



SHOPPING CENTRE PROPERTY / CLASS E  
3 Thorntons Arcade, Leeds LS1 6LQ



**Rent: £20,000 PA**  
**Ground Floor Area**  
219 Sq ft / 20 Sq M

**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 property is located in the core of the Arcade and nearby occupiers include Starbucks, Rohan, Dune, Ann Summers and Bagel Nash.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	219	20.3
First Floor	95	8.8
Second Floor	178	16.7

**Rent:**

We are seeking a rent of £20,000 per annum exclusive.

**Tenure:**

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

**Business Rates:**

The premises currently has a rateable value of £12,762.

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.

**Service Charge:**

The on-account service charge for the current year is approximately £2,000 per annum.

**EPC:**

Energy Performance Asset Rating - Available on request

**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:**

January 2021

Subject to Contract

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