

HIGH STREET PROPERTY / CLASS E**2 Fish Street, Leeds LS1 6DB****Rent: £15,000 PA****First Floor Area****727 Sq ft / 0 Sq M****TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jessica Swain****Mob: 07885 127366****Email: jessica@barkerproudlove.co.uk****Kiera McLaughlin****Mob: 07591 835776****Email: kiera@barkerproudlove.co.uk**

Location:

Located in the heart of the city centre, Fish Street is surrounded by Briggate, the Victoria Quarter and Kirkgate Market. Fish Street directly links King Edward Street and Kirkgate. Neighbouring operators in the immediate vicinity include The Cat Cafe, SOHO Nails, Ramsdens and The Works.

The premises offers a secure ground floor entrance leading to the upstairs space. The ground floor entrance is shared with an office occupier. The accommodation is suitable for a variety of uses such as beauty studios, art studios and/or offices (subject to consent).

| Demise: | Sq Ft | Sq M |
|-------------------|--------------|-------------|
| First Floor Space | 727.75 | 67.61 |

Tenure:

The premises are offered on the basis of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

Any potential occupiers are recommended to check Gov.uk or contact the business rates department at Leeds City Council for the most accurate figure.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% 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

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:

October 2022

Subject to Contract

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