

HIGH STREET PROPERTY / CLASS E

6-8 Queens Arcade, Leeds



**Rent: £35,000 PA**

**Ground Floor Area**

332 Sq ft / 31 Sq M

**TO  
LET**

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

**Barker Proudlove**

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**Location:**

Located in a prime retailing position between Harvey Nicholls and the Victoria Quarter to the east, and the recently refurbished Core on Lands Lane to the west.

Queens Arcade boasts a range of independent retailers such as, 42nd East Bakehouse, Olive and Rye, Accent and many others including Levi's and Office Shoes.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	332	30.84
Basement/Ancillary	447	41.53

**Rent:**

We are seeking rental offers in the order of £35,000 per annum exclusive. The rent quoted is exclusive of Service Charge, Rates and VAT (if applicable).

**Tenure:**

The unit is offered on a new 10 year fully 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 £23,250.00. 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 £5,706.94 + VAT.

**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:**

March 2022

Subject to Contract

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Leeds - Central



50 metres

Experian Goad Plan Created: 17/01/2023

Created By: Barker Proudlove Ltd

