

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**

**Kiera McLaughlin**

**Mob: 07591 835776**

**Email: [kiera@barkerproudlove.co.uk](mailto:kiera@barkerproudlove.co.uk)**

**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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. March 2022





Leeds - Central



50 metres

Experian Goad Plan Created: 17/01/2023

Created By: Barker Proudlove Ltd

