



HIGH STREET PROPERTY / CLASS A1
24A Lands Lane, Queens Arcade, Leeds



Rent: On application
Ground Floor Area
140 Sq ft / 13 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Small Kiosk Space

Location:

The property sits fronting the busy area of Lands Lane within Leeds City Centre, directly opposite the recently refurbished Core development.

With high passing footfall, this small space is a great opportunity for a range of businesses. External seating potentially available, subject to council approval.

Rent:

Upon Application

Tenure:

A new lease is available for a term to be agreed.

Business Rates:

The premises requires a business rates assessment by the local authority. 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

Service Charge:

The on-account service charge for the year 2022 stands at approximately £1,915.52.

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:

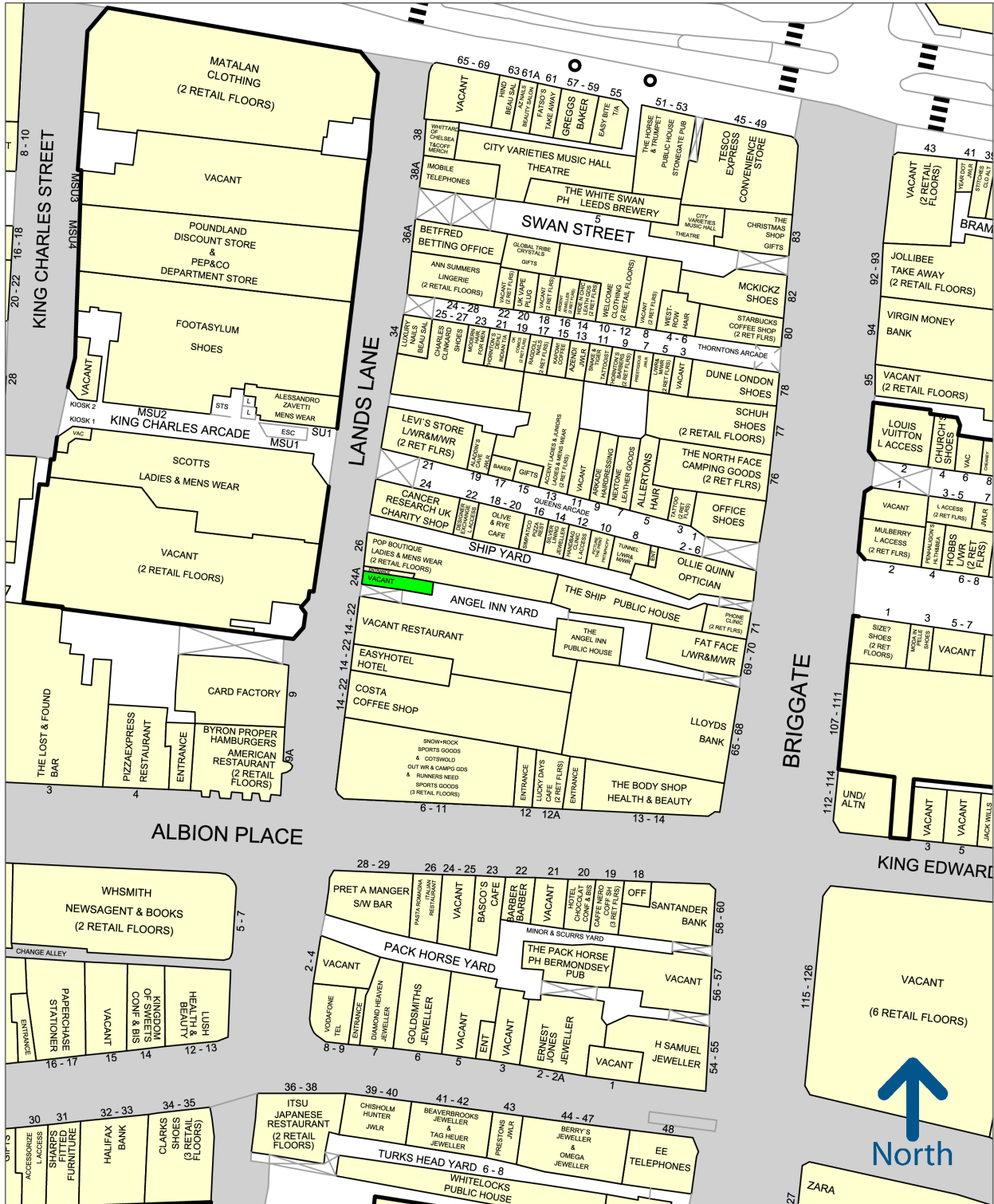
March 2022

Subject to Contract

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Leeds - Central



50 metres

Experian Goad Plan Created: 23/03/2022
Created By: Barker Proudlove Ltd