

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



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

**LET**

**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](http://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:**

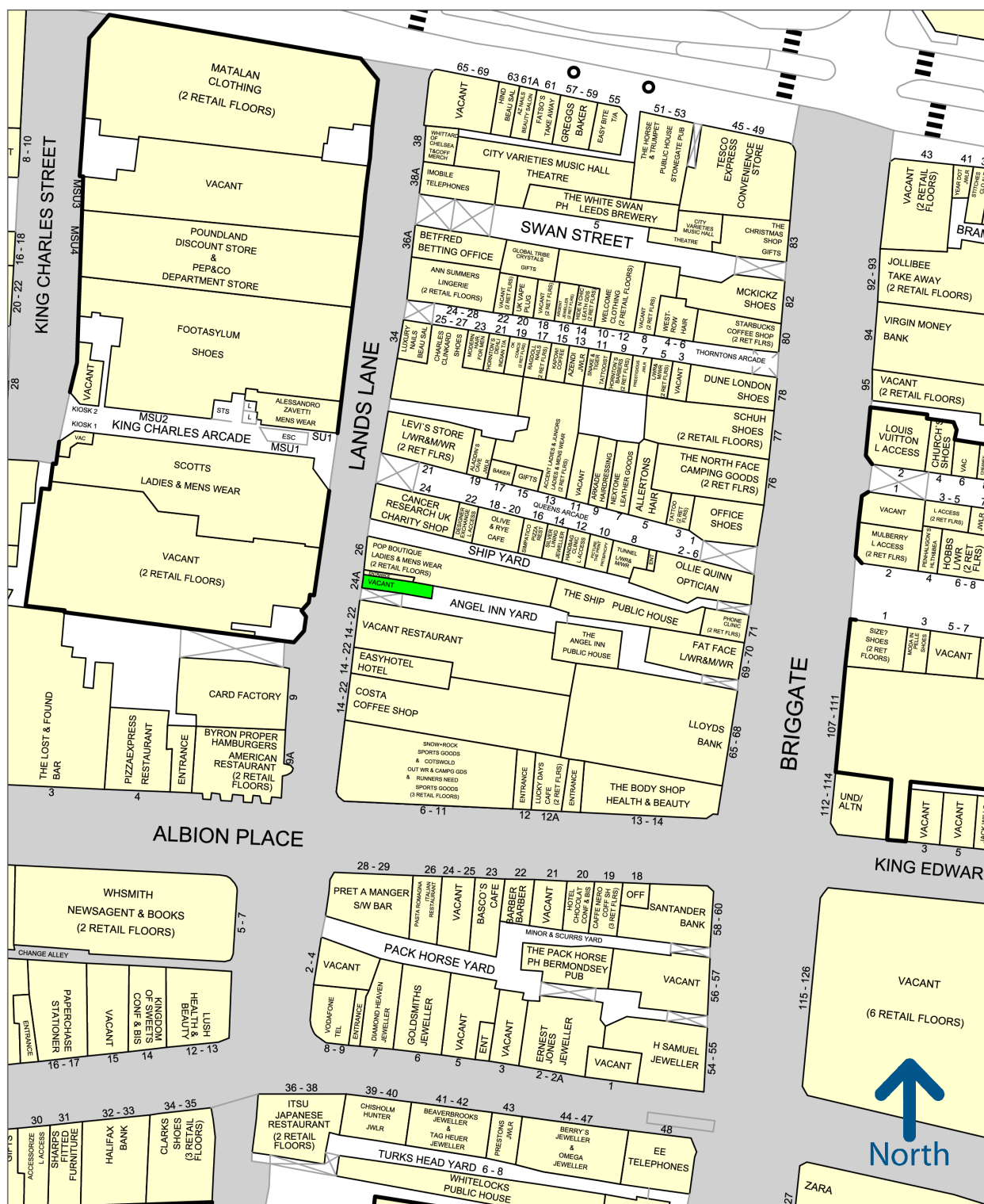
March 2022

Subject to Contract

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Leeds - Central



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Created By: Barker Proudlove Ltd

