

HIGH STREET PROPERTY / CLASS A1
16-17 Kirkgate, Leeds LS1 6BY



Rent: On application
Ground Floor Area
2,743 Sq ft / 255 Sq M

**UNDER
OFFER**

Viewing Strictly through the joint letting agents.

Barker Proudlove

Jack Deakin

Mob: 07591 835782

Email: jack@barkerproudlove.co.uk

Jessica Swain

Mob: 07885 127366

Email: jessica@barkerproudlove.co.uk

Jackson Criss

Richard Webster

Tel: 0113 819 8998

Mob: 07739 680 472

Email: richardw@jacksoncriss.co.uk

Location:

Kirkgate is an extremely busy thoroughfare situated between 100% prime Briggate and Leeds' Indoor Market on Vicar Lane. Major retail destinations in close proximity include Harvey Nichols and John Lewis in Victoria, the Corn Exchange and Trinity Leeds.

Occupiers along Kirkgate include Superdrug, Greggs, Shoe Zone, Ramsdens Jewellers and Card Express. There are a large number of bus stop points where Kirkgate meets Vicar Lane.

Demise:	Sq Ft	Sq M
Ground Floor	2743	254.83
First Floor Ancillary	2323	215.81

Rent:

Upon application

Tenure:

Subject to formal vacant possession, a new fully repairing and insuring lease is available for a term of years to be agreed

Business Rates:

The unit has a rateable value assessment of £82,500.

For further details please contact the business rates department in the local authority.

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 - C

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:

September 2021

Subject to Contract

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