

**Leeds Office**: 0113 388 4848

**Manchester Office**: 0161 631 2852

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



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

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.ukMob: 07739 680 472

**Jackson Criss** 

Richard Webster Tel: 0113 819 8998 uk Mob: 07739 680 473

Email: richardw@jacksoncriss.co.uk

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## 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

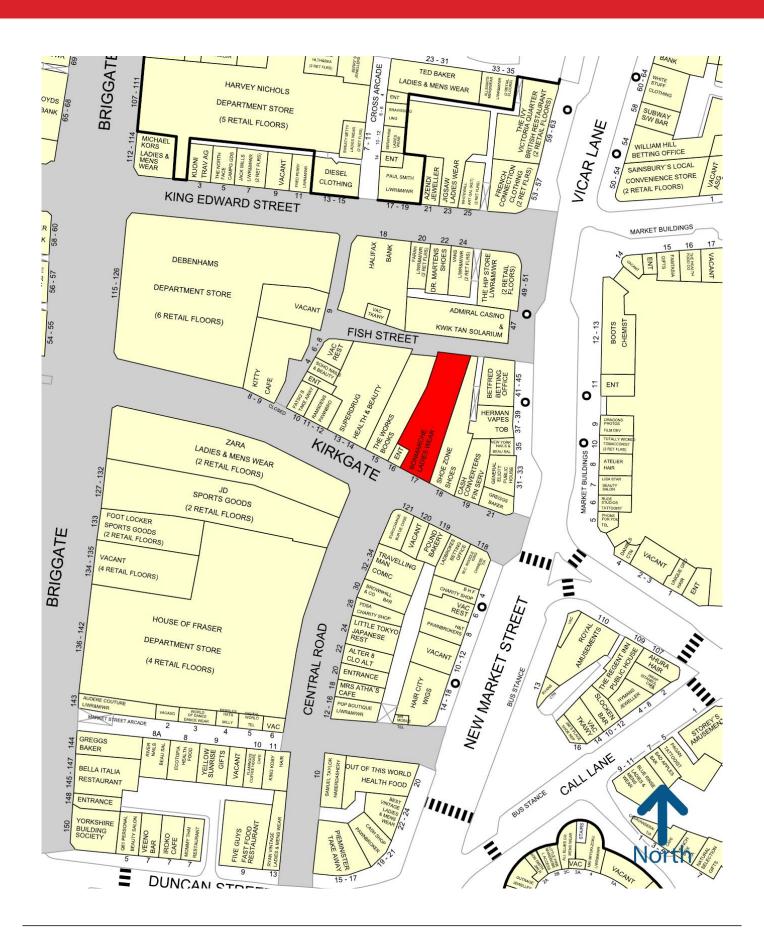
Subject to Contract

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