

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**

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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.

**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

**Demise:**

	<b>Sq Ft</b>	<b>Sq M</b>
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](http://www.gov.uk)

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