

HIGH STREET PROPERTY / CLASS A1
27-28 Commercial Street, Leeds LS1 6EX



barkerproudlove
retail property consultants

Rent: On application
Ground Floor Area
3,100 Sq ft / 288 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Mark Proudlove

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Location:

This double fronted unit sits prominently on Commercial Street, located within immediate proximity of Trinity Leeds, Briggate and Albion Street.

Accommodation:

The accommodation has A1 planning use, and is suitable for a variety of other uses including restaurant and leisure uses, subject to planning.

Demise:

	Sq Ft	Sq M
Ground Floor Sales	3200	297.28
Basement Sales	2508	232.99
First Floor Sales	2635	244.79
Second Floor Ancillary	2630	244.33

Rent:

Upon application.

Tenure:

Subject to securing vacant possession, a new full repairing and insuring lease for a term of years to be agreed.

Business Rates:

We understand that the unit has a current Rateable Value assessment at £270,000.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Leeds City Council.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

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:

February 2020

Subject to Contract

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