



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS A1
108 Wellington Street, Leeds LS1 4LT



Rent: £30,000 PA

Area

941 Sq ft / 87 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jonathan Newns

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Location:

Located in the heart of professional Leeds, the premises puts you at the heart of the city's commercial district.

High footfall is guaranteed with a large presence on Wellington Street as this unit is located close by to one of the largest multi-let office buildings in Leeds city centre.

Directly opposite is the new Wellington Place development which is home to retailers such as Caffè Nero, Veevo Italian Wine Cafe, Sociable Folk, Good Luck Club, The Place, L1 Performance Gym, Freedom Health Clinic and Sainsbury's Local.

The subject premises is adjacent to Tasty Toasties and Centre Fillings, with Snap Fitness, Sonigra News, Jackpots and Starbucks in close proximity.

Demise:	Sq Ft	Sq M
Ground Floor	941	87.42

Rent:

We are seeking rental offers in the order of £30,000 per annum exclusive

Tenure:

The unit is available by way of new effective full repairing and insuring lease.

Business Rates:

The unit has a 2017 rateable value assessment of £12,250.

For further details visit Gov.uk or contact the business rates department in the local authority.

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

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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