

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 17 Lower Mall St Johns Centre, Leeds



Rent: On application

Ground Floor Area

2,236 Sq ft / 208 Sq M

WITHDRAWN

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jack Deakin

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Location:

St Johns Centre offers retail and leisure opportunities within the heart of the city centre, and is home to McDonald's, Taco Bell, Subway, The City's principal Post Office, Poundland, HMV, Card Factory and Bodycare.

A Q-Parks Multi-Storey car park is located immediately above the retail, providing c.330 car parking spaces.

The First Direct Arena, The Arena Quarter, multiple headquarter offices, and multiple student blocks of flats/ apartments are all located very close by. Leeds General Infirmary and the City's two universities are also in the vicinity.

Demise:	Sq Ft	Sq M
Ground Floor Sales	2236	207.7

Rent:

Upon application.

Tenure:

The unit is available by way of a short or long lease for a term to be agreed.

Business Rates:

We understand that the unit is liable for rates payable of £41,832 for the current year.

Interested parties must verify this figure directly by contacting the business rates department at Leeds City Council.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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

Service Charge:

The on-account service charge for the year 2021 stands at approximately £40,853.

EPC:

Energy Performance Asset Rating - Available on request

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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