Barker Proudlove

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS A1

6 Fish Street, Leeds LS1 6DB



LET

Rent: **£20,000 PA**

Ground Floor Area

488 Sq ft / 45 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:
Located in the heart of the city centre, Fish Street is surrounded by Briggate, the Victoria Quarter and Kirkgate Market. Fish Street directly links King Edward Street and Kirkgate. Neighbouring operators in the immediate vicinity include The Cat Cafe, SOHO Nails, Ramsdens and The Works.

The premises benefit from the opportunity for external seating subject to securing consents from the local authority. The accommodation is suitable for a variety or retail and food & beverage uses, subject to consents.

Demise:	**Sq Ft**	**Sq M**
Ground Floor Sales	488	45.3
Basement ancillary	355	33.0

Rent:
We are seeking a rent of £20,000 per annum exclusive.

Tenure:
The premises are offered on the basis of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:
The unit has a rateable value assessment of £17,750.

For further details visit Gov.uk or 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 - D

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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