

SHOPPING CENTRE PROPERTY / CLASS A1

External Kiosk 3 Dortmund Square St Johns Centre, Leeds



barkerproudlove
retail property consultants

Rent: £15,000 PA

Ground Floor Area

83 Sq ft / 8 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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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, 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.

Accommodation:

Small self-contained kiosk unit located externally on Dortmund Square.

Demise:	Sq Ft	Sq M
Ground Floor lock up kiosk	83	7.7

Rent:

£15,000 per annum exclusive.

Tenure:

A new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates:

Business rates payable estimated at £4,770 but the interested party must make their own enquiries directly with the local rating authority.

For further details visit Gov.uk or contact the business 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

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of up to £15,000 can apply for a cash grant of £10,000.

Service Charge:

The on-account service charge for the year 2019 stands at approximately £233.00.

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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