

SHOPPING CENTRE PROPERTY / CLASS A1

7 Thorntons Arcade, Leeds

**barkerproudlove**
retail property consultants**Rent: £22,500 PA****Area**

220 Sq ft / 20 Sq M

LET**Viewing Strictly through the sole letting agent.****Barker Proudlove****Jessica Swain****Mob:** 07885 127366**Email:** jessica@barkerproudlove.co.uk

Location:

This Victorian covered arcade is located in the heart of Leeds city centre situated between Briggate and Lands Lane.

The property is located in the core of the Arcade and nearby occupiers include Starbucks, Rohan, Dune, Ann Summers and Bagel Nash.

Demise:	Sq Ft	Sq M
Ground Floor Sales	220	20.44
Ground Floor Storage	21	1.95
First Floor	165	15.33
Second Floor	185	17.19

Rent:

We are seeking rental offers in the order of £22,500 per annum exclusive.

Tenure:

The unit is offered on a new 10 year effective full repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates:

The unit has a 2017 draft valuation rateable value assessment of £13,250.

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 multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2019 stands at approximately £2,015.

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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