

LOCATION

The Unit is centrally located in a prime location on Briggate, one of Leeds's largest pedestrianised retail areas.

Having a no-step access to the street, this shop has an imposing frontage leading to a fully-fitted ground floor shop unit.



SITUATION

The unit fronts onto Briggate being situated opposite the Victoria Quarter. Occupiers in the nearby vicinity include Louis Vuitton, Office, Michael Kors, Karen Millen, EE and Harvey Nichols.

TERMS

The property is available on a Leasehold basis, with the Lease expiring on 2024

RENT

£150,000 per annum exclusive

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

Energy Performance Asset Rating - D

Accommodation

Ground Floor	1,165 sq ft	108.2 sq m
First Floor	1,104 sq ft	102.6 sq m
Basement	694 sq ft	64.5 sq m
Total	2,963 sq ft	275 sq m

Please note initial areas are indicative, taken off VOA prior to a full property inspection.

Business Rates and Service Charge

Rateable Value (2017)	£138,000
Rates Payable (2019/20)	£69,552
Uniform Business Rates (2019/20) (exclusive of water & sewerage)	0.504 pence
Service Charge	TBC

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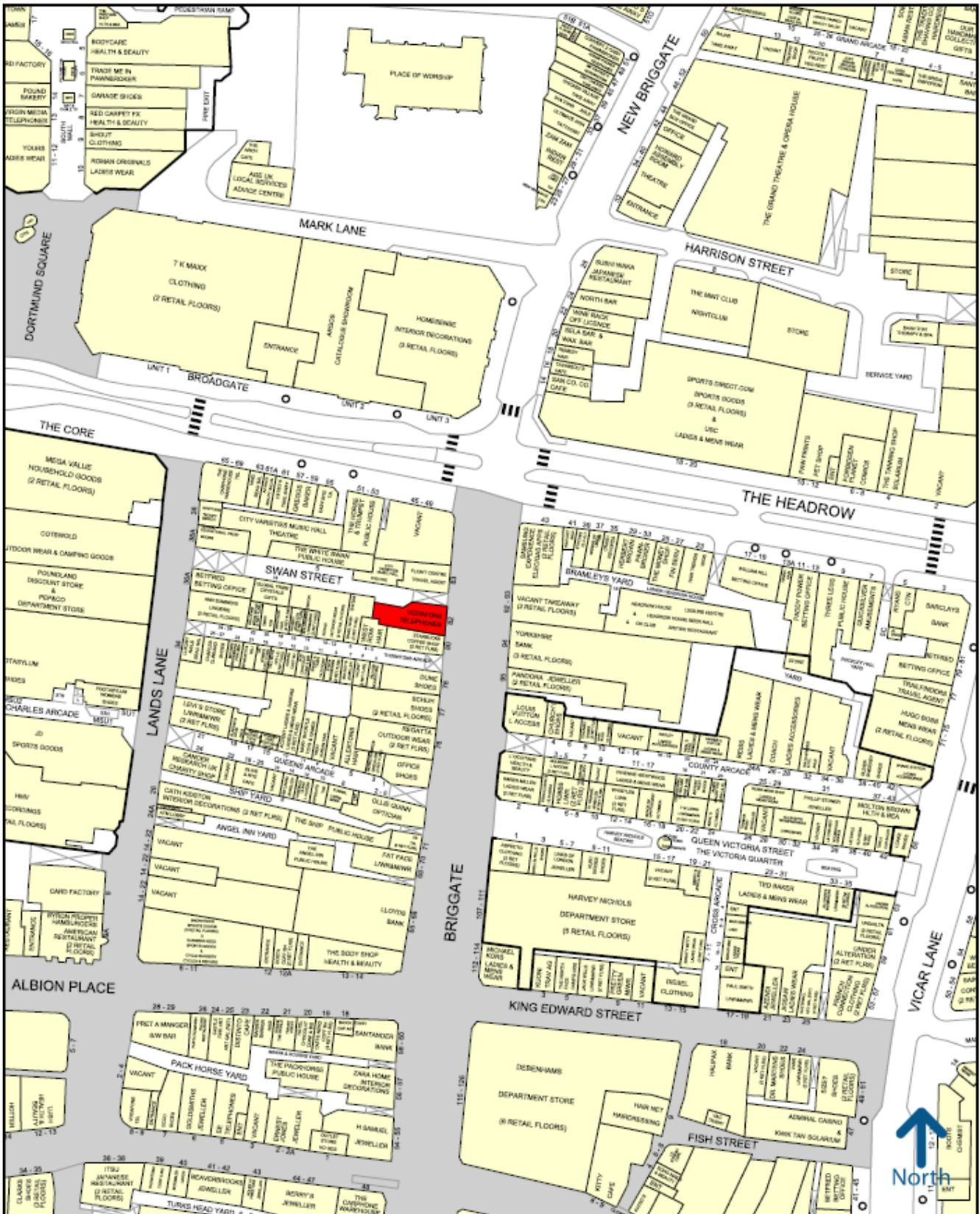
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LEEDS

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