

LEEDS LS1 6EX

34/35 COMMERCIAL STREET

**FABULOUS
CITY CENTRE
LANDMARK LOCATION**



LOCATION

Superb corner position at the pivotal point where **Commercial Street** intersects with **Lands Lane** and **Trinity Centre**, still just a short stroll from **Briggate** and **Victoria Quarter**.

The subject premises are opposite **Lush** and **ITSU** and surrounded by top multiples such as **M&S**, **WH Smith**, **Sky**, **Scribbler**, **Beaverbrooks** and **Cotswold Outdoor**.

ACCOMMODATION

A handsome building comprising the following approximate dimensions and net internal floor areas:

Gross Frontage	41'0"	12.50 m
Return Frontage	47'7"	14.50 m
Internal Width	40'0"	12.22 m
Shop Depth	55'9"	17.00 m

Ground Sales	2,080 sq ft	193.24 sq m
Basement Ancillary*	1,858 sq ft	172.61 sq m
First Ancillary**	2,019 sq.ft	187.57 sq m
Second Ancillary	1,794 sq.ft	166.67 sq m

* Basement previously used for Sales

** First Floor with Sales potential

LEASE

The premises are held on a 10 year FRI lease at a current rental £230,000 per annum, wef 2nd December 2022, subject to a single upward only rent review at the 5th year.

TENANT BREAK OPTION

There is a tenant-only break option operable on expiry of Year 6 on not less than 6 months' notice.

CONSIDERATION

Offers are invited for the leasehold interest.

RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£204,000.00
UBR (2024/2025)	54.6p
Estimated Rates Payable (2024/2025)	£111,384.00
Estimated Payable with Retail Relief	£ 27,846.00

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset rating is Band C (63). A copy of the EPC is available upon request.

COSTS

Each party will be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

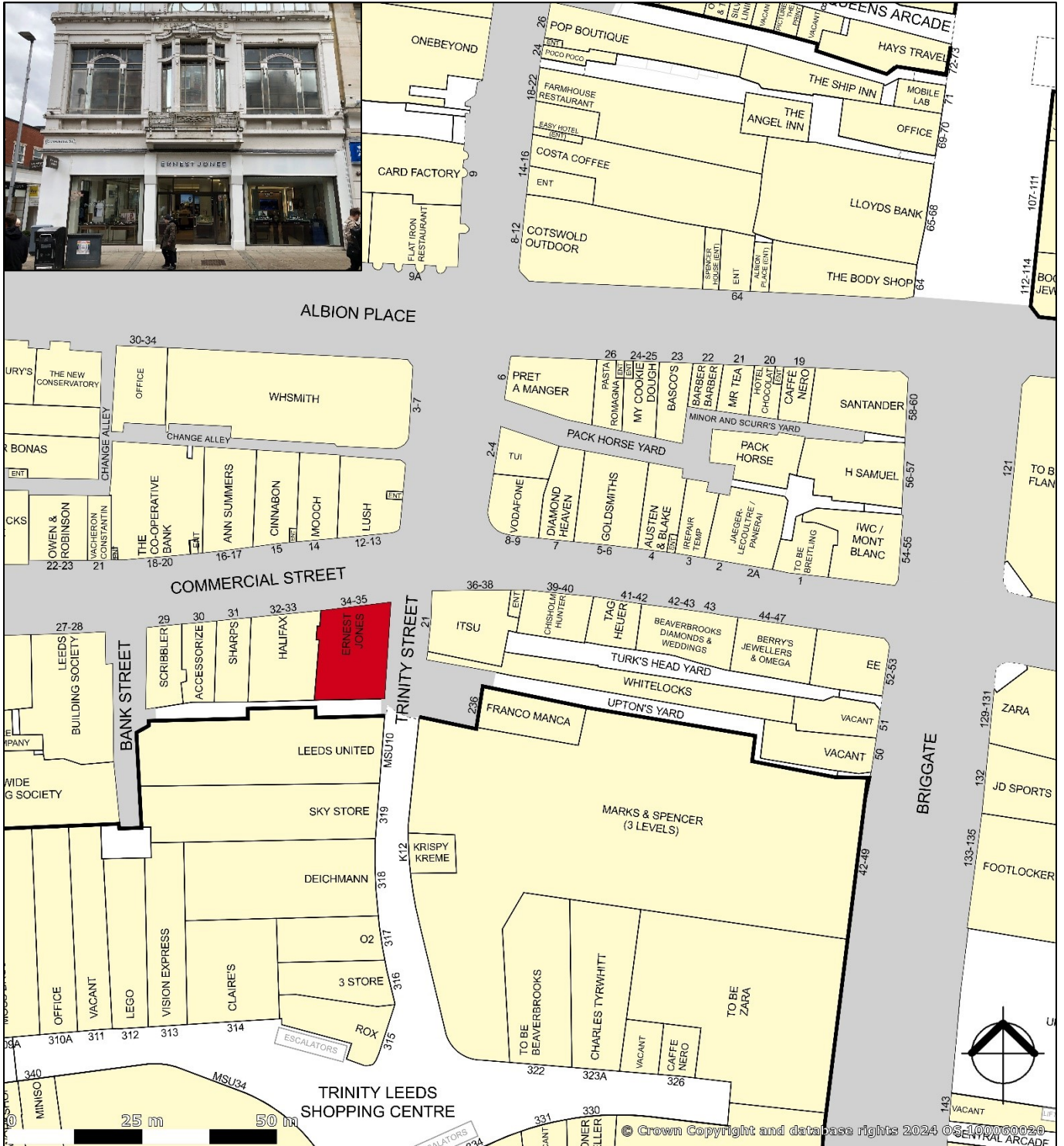
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Or our joint agent, Nik McCarthy at Barker Proudlove (M. 07960 960207).

SUBJECT TO CONTRACT



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