

LEEDS LS1 6AL

3 COMMERCIAL STREET

PRIME RETAIL UNIT IN THE HEART OF THE CITY CENTRE TO LET ON A NEW LEASE



LOCATION

The ultimate central location between **Trinity Centre** and **Victoria Quarter**, **Briggate** and **Lands Lane**.

Surrounded by top jewellery brands such as **Berrys**, **Beaverbrooks** and **Breitling (coming soon)**, other nearby retailers include **Lush**, **Itsu**, **Marks & Spencer**, **JD Sports** and **Flannels (coming soon)**.

ACCOMMODATION

The premises comprise the following approximate dimensions and net internal floor areas:

| | | |
|----------------|--------|---------|
| Gross Frontage | 15'6" | 4.72 m |
| Internal Width | 14'11" | 4.55 m |
| Shop Depth | 44'4" | 13.51 m |

| | | |
|--------------------|-----------|------------|
| Ground Floor Sales | 655 sq ft | 60.85 sq m |
| Basement Ancillary | 475 sq ft | 44.13 sq m |

LEASE

New FRI lease available for a term to be agreed subject to 5 yearly upward-only rent reviews.

RENT

Offers in the region £70,000 per annum exclusive of rates are invited.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset rating is Band C (70). 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.

RATES

We are advised the property is assessed as follows:-

| | |
|--------------------------------------|------------|
| Rateable Value (April 2023) | £66,500.00 |
| UBR (2024/2025) | 54.6p |
| Estimated Rates Payable (2024/2025) | £36,309.00 |
| Estimated Payable with Retail Relief | £ 9,077.25 |

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.

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

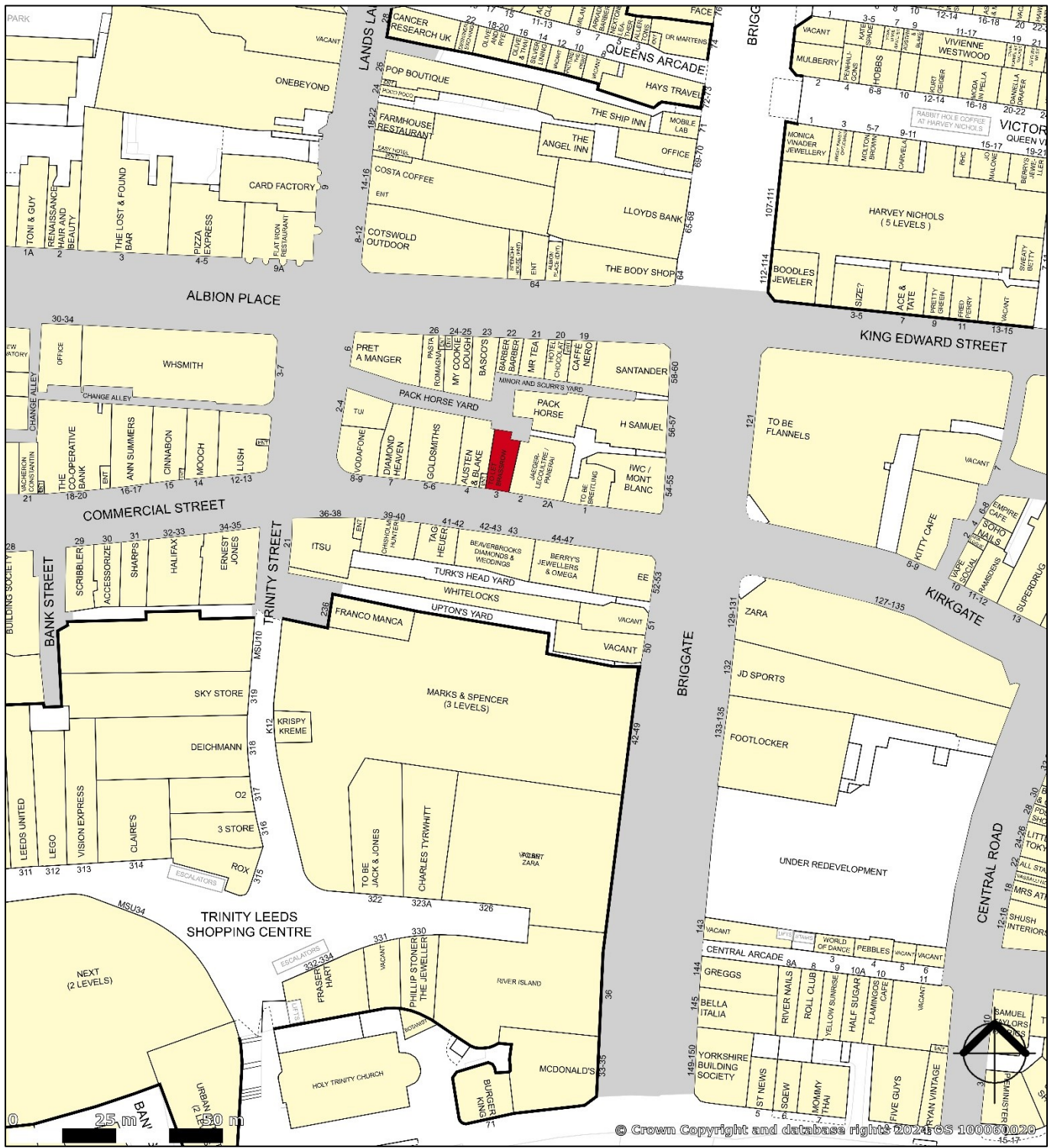
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Or our joint agent, Powell Rose at Lawson Hubbard Lowe (0113 243 4771).

SUBJECT TO CONTRACT



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