

LEEDS LS1 6AL

3A COMMERCIAL STREET

FIRST, SECOND & THIRD FLOORS TO LET ON A NEW LEASE

POTENTIAL SHOWROOM/SALON/ OFFICE/WORKSHOP/CLINIC



LOCATION

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

The subject property is surrounded by top jewellery brands such as **Berrys**, **Tag Heuer** and **Breitling (coming soon)**. Other nearby retailers include **Marks & Spencer**, **Lush**, **Itsu**, **JD Sports** and **Flannels (coming soon)**.

ACCOMMODATION

Enjoying an independent entrance onto the street and a distinctive balcony window, the premises comprise the following approximate net internal floor areas:

First Floor	550 sq ft	51.10 sq m
Second Floor	426 sq ft	39.54 sq m
Third Floor Staff/Kitchen	117 sq ft	10.84 sq m

LEASE

The unit is available by way of a new effectively full repairing and insuring lease subject to upward only rent reviews every 5 years.

RENT

£15,000 per annum exclusive of rates and service charge.

ENERGY PERFORMANCE CERTIFICATE

We are advised an Energy Performance Certificate has been commissioned and will be made available on 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)	£15,000.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£7,485.00
Estimated Payable with Retail Relief	£1,871.25

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

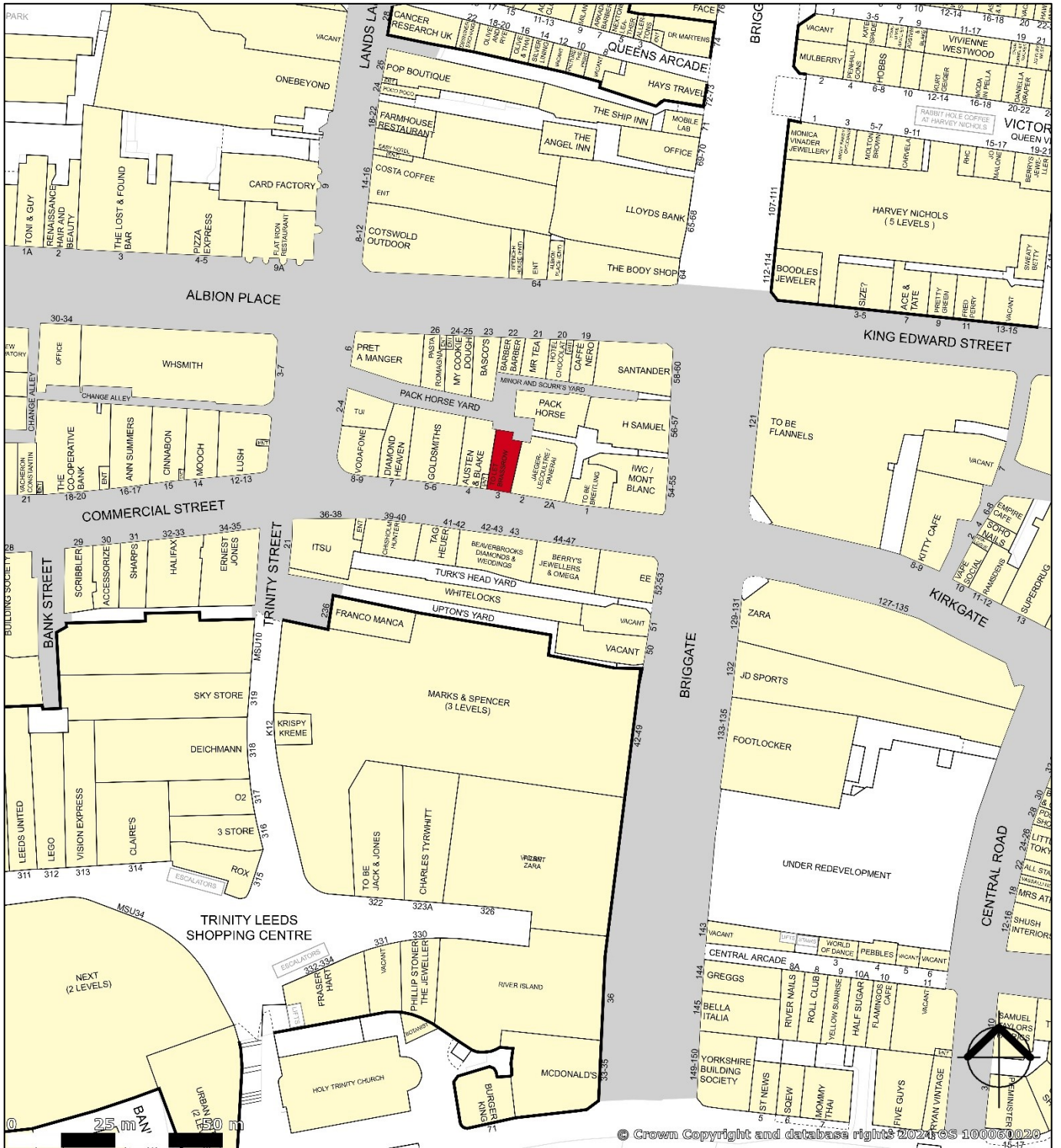
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Or our joint agent, Powell Rose at Lawson Hubbard Lowe (0113 243 4771).

SUBJECT TO CONTRACT



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