

LEEDS LS1 6AS

54/55 BRIGGATE AND 1A COMMERCIAL STREET

FABULOUS CITY CENTRE CORNER LOCATION



LOCATION

Superb corner position at the pivotal point where **Briggate** intersects with **Commercial Street** between **Victoria Quarter** and **Trinity Centre**.

The subject premises are opposite **Flannels** and **EE** and surrounded by top multiples such as **Harvey Nichols**, **New Balance**, **M&S**, **Breitling**, **Berrys Jewellers** and **JD**.

ACCOMMODATION

We are advised the property offers the following approximate dimensions and net internal floor areas:

Gross Frontage to Briggate	39'0"	11.88 m
Gross Frontage to Commercial St	39'0"	11.88 m

Ground Sales	1,354 sq ft	125.84 sq m
Basement	1,181 sq ft	109.72 sq m
First Ancillary*	1,221 sq.ft	113.43 sq m
Second Ancillary	1,205 sq.ft	111.95 sq m
Third Ancillary	593 sq ft	55.09 sq m

* First Floor with Sales potential

LEASE

The premises are held on a 5 year FRI lease wef 30th September 2022 at a current rental £185,000 per annum.

CONSIDERATION

Offers are invited for the leasehold interest.

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.

RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£192,000.00
UBR (2025/2026)	55.5p

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 B (50). 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.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:

John Birtwistle M: 07711 646990
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Jason Oddy M: 07718 159671
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Or our joint agents, Nik McCarthy (M. 07960 960207) and Gary Crompton (M. 07754 402314) at Barker Proudlove.

SUBJECT TO CONTRACT

