

LEEDS LS1 6AL

2/2A COMMERCIAL STREET

PRIME RETAIL UNIT LEASE FOR SALE



LOCATION

The premises occupy a great location in the heart of **Commercial Street**, close to **Trinity Centre** and **Victoria Quarter**.

The subject premises are surrounded by top multiples such as **Breitling**, **Tag Heuer**, **Chisholm Hunter**, **Lush**, **Itsu** and **EE**.

ACCOMMODATION

A modern, triple-fronted property which we are advised comprises the following approximate dimensions and net internal floor areas:

Gross Frontage	40'6"	12.34 m
Ground Sales	1,646 sq ft	152.92 sq m
First Ancillary	1,520 sq.ft	141.21 sq m
Second Ancillary	455 sq.ft	42.27 sq m

LEASE

The premises are held on a 10 year FRI lease wef 24th June 2022 at a current rental £140,000 per annum, subject to a single upward-only rent review on expiry of 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.

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 2026)	£145,000.00
UBR (2026/2027)	43p

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 E (104). 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
	E: john.birtwistle@brassrow.co.uk

Jason Oddy	M: 07718 159671
	E: jason.oddy@brassrow.co.uk

Or our joint agents, Nik McCarthy (M. 07960 960207) and Gary Crompton (M. 07754 402314) at Barker Proudlove.

SUBJECT TO CONTRACT

