

## RETAIL UNIT TO LET - CENTRAL ARCADE, LEEDS



**Prominent retail unit in busy location,  
suitable for various uses (STP)**

**254 sq ft (23.6 sq m)**

**Unit 6, Central Arcade  
Leeds LS1 6DX**

### Location

Central Arcade adjoins House of Fraser and is positioned directly opposite the Briggate entrance to Trinity Leeds Shopping Centre. It offers a vibrant mix of retailers and leisure operators and benefits from high pedestrian footfall.

### Description

The unit is located by the Central Road entrance to the Arcade and comprises a small ground floor shop with return frontage. Additional sales accommodation and ancillary space is available in the basement.

### Floor Areas

Ground Floor	254 sq ft
Basement	877 sq ft

### Rent

The unit is available on a new effectively full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £20,000 pa exc VAT, service charge, utility costs, insurance, business rates and any other outgoings.

### Business Rates

Shop and premises rateable value £17,750. Rates Payable (2019/2020) £8,715.25.

### Energy Performance Certificate (EPC)

The property has an Energy Performance Asset Rating of D. Copy of the EPC is available on request.

### VAT

The property is elected for VAT.

### Legal Costs

In the event of a transaction each party will be responsible for their own legal and professional costs.

### Further Information and Viewings

Please contact joint agents:

#### Aston Rose

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*Subject to Contract  
January 2020*

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

**Aston Rose offers a wide range of professional property services, including the following:**

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