

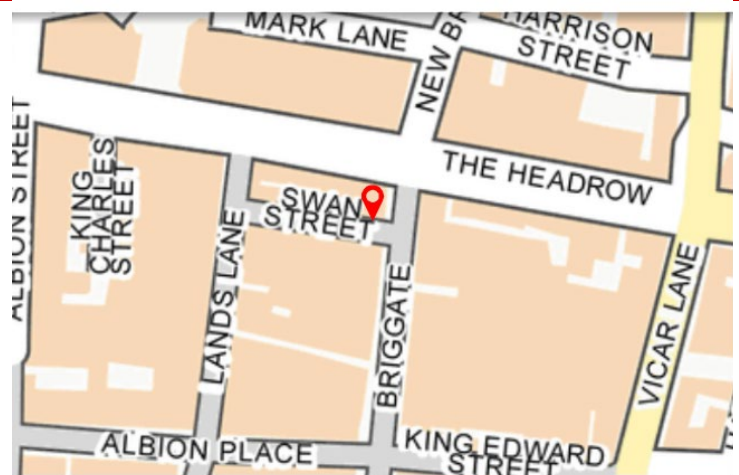
**PROMINENT GROUND FLOOR  
CITY CENTRE SHOP  
WITH FIRST FLOOR OFFICES**

**2839 SQ.FT. (263 SQ. M.)**



**83/83A BRIGGATE  
LEEDS  
LS1 6LH**

- PRIME CITY CENTRE LOCATION
- PEDESTRIANISED AREA
- FIRST FLOOR OFFICES



### LOCATION

The property stands in the pedestrian street of Briggate in the shopping core of Leeds city centre. The shop stands close to the junction with the Headrow and is readily accessible for Leeds city station and the motorway network.

### DESCRIPTION

The available space comprises an excellent ground floor retail sales shop with separately accessed basement suitable for basic storage and first floor office and staff facilities. The property is of traditional construction with walls built in brick under a part blue slated and part flat roof. Part of the extension extends over Swan Street. The property has a double fronted timber and glazed shop window with return frontage to Swan Street. Nearby occupiers comprise Starbucks, Tesco, Yorkshire Bank and Harvey Nichols.

### ACCOMMODATION

	SQ M	SQ FT
Basement/storage	85.6	921
Ground Floor Sales Shop	89.5	963
First Floor Offices	70.5	759
First Floor Staff Facilities	18.2	196
Ladies and Gents WC	-	-
<b>TOTAL</b>	<b>263.8</b>	<b>2839</b>

### SERVICES

The premises benefit from mains water, drainage and electric. Air conditioning is installed.

### RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2017)	Estimated rates payable
SHOP & PREMISES	£103,000	£51,500

### PLANNING

The property has planning consent for A1 Retail Use. Interested parties should make their own enquiries with the local authority. Other uses are available subject to planning permission.

### TERMS

The property is offered on a new 10 year lease with upward only rent review at the end of the 5<sup>th</sup> year on full repair in the insuring terms at an annual rent of £110,000 per annum.

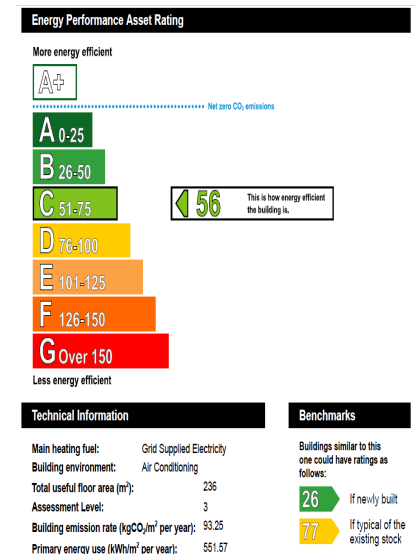
### VAT

Our client has advised that Value Added Taxation will be chargeable on the rent. Your legal advisor should verify.

### LEGAL COSTS

The prospective tenant will be responsible for the landlord's reasonable legal costs in the preparation of the lease.

### EPC



### ENQUIRIES

Nabarro McAllister  
 Email: [info@nabarrocallister.co.uk](mailto:info@nabarrocallister.co.uk)

Tel: 0113 266 7666

**REF:**  
**SUBJECT TO CONTRACT**  
 July 2020

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.