

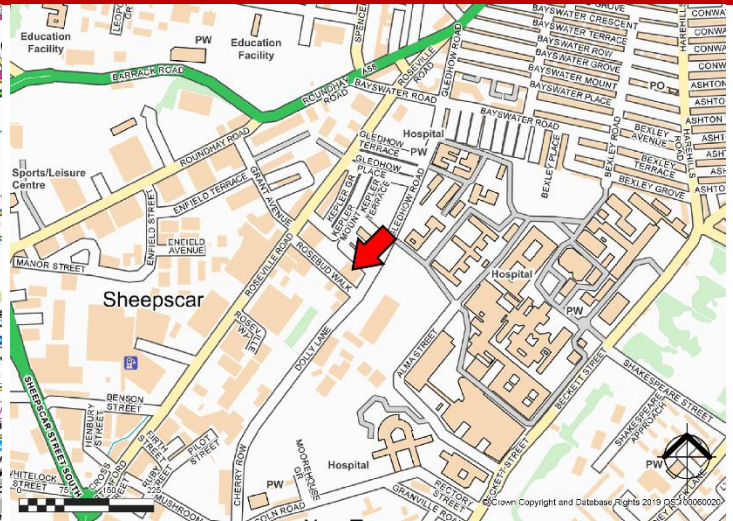
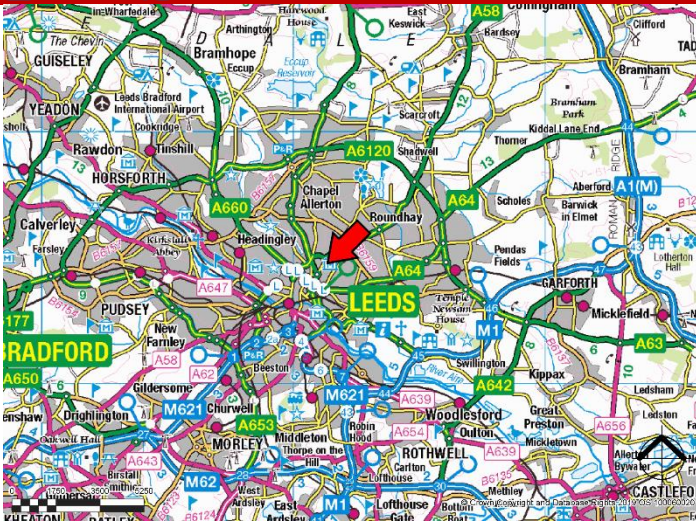
RETAIL SHOP WITH TWO UPPER FLOORS TO LET

92.87 SQM (997 SQFT)



**95 KIRKGATE
LEEDS
LS2 7DJ**

- NEWLY REFURBISHED SHOP UNIT
- NEARBY PARKING
- CLOSE TO MARKET



LOCATION

The property stands in the central part of the eastern end of Kirkgate, close to Leeds Market and the Corn Exchange. The property occupies a City Centre location and is readily accessible for the City Railway Station.

DESCRIPTION

The property comprises a normally three storey shop which stands amongst a number of similar units which have been refurbished with the benefit of Heritage Lottery Funding under a grant. The property is of traditional construction with walls built in brick under a slated pitched roof.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	31.57	339
First Floor Sales/Storage	26.8	288
Second Floor Storage	34.5	370
WC Facilities at First Floor Level		

SERVICES

The property benefits from all mains services. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

RATING

The property has been deleted from the Rating List.

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.

LEASE

The property is offered on a new 10 year lease with upward only rent review at the end of the 5th year at an annual rent of £29,500 per annum. The lease is to be held on full repairing and insuring terms.

VAT

Our client has advised that Value Added Taxation is applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

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

EPC

A new EPC will be issued on completion of the refurbishment work.

ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

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 stated, all prices are quoted exclusive of VAT.