

TO LET

RETAIL SHOP WITH TWO UPPER FLOORS TO LET 92.87 SQM (997 SQFT)

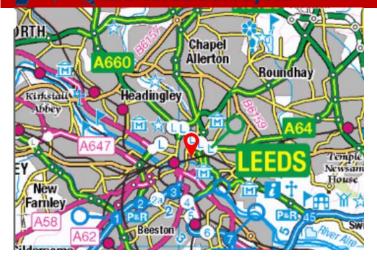


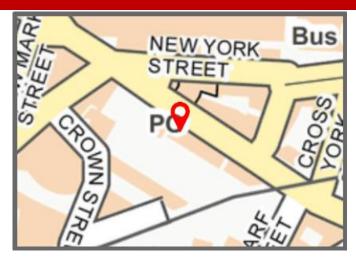
95 KIRKGATE LEEDS LS2 7DJ

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



NABARRO MCALLISTER





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.

PI ANNING

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.

The property can be offered in respect of a letting of the ground floor shop only at a rent of £17,500 per annum. This would be on the same terms as above.

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.

FPC

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

