

TO LET

16-17
Kirkgate
Leeds
LS1 6BY



Location

Kirkgate is an extremely busy thoroughfare situated between 100% prime Briggate and Leeds' Indoor Market on Vicar Lane. Major retail destinations in close proximity include Harvey Nichols and John Lewis in Victoria, the Corn Exchange and Trinity Leeds.

Occupiers along Kirkgate include Superdrug, Greggs, Shoe Zone, Ramsdens Jewellers and Card Express. There are a large number of bus stop points where Kirkgate meets Vicar Lane.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	2,743	254.8
First Floor Ancillary	2,323	215.8

Rent

We are seeking rental offers in the order of £160,000 per annum exclusive.

Tenure

Subject to formal vacant possession, a new fully repairing and insuring lease is available for a term of years to be agreed

Business Rates

The unit has a 2017 rateable value assessment of £126,000.

For further details please contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - C

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT
WITHOUT PREJUDICE
Details prepared July 2018

Viewing Strictly through the sole letting agent.

Barker Proudlove

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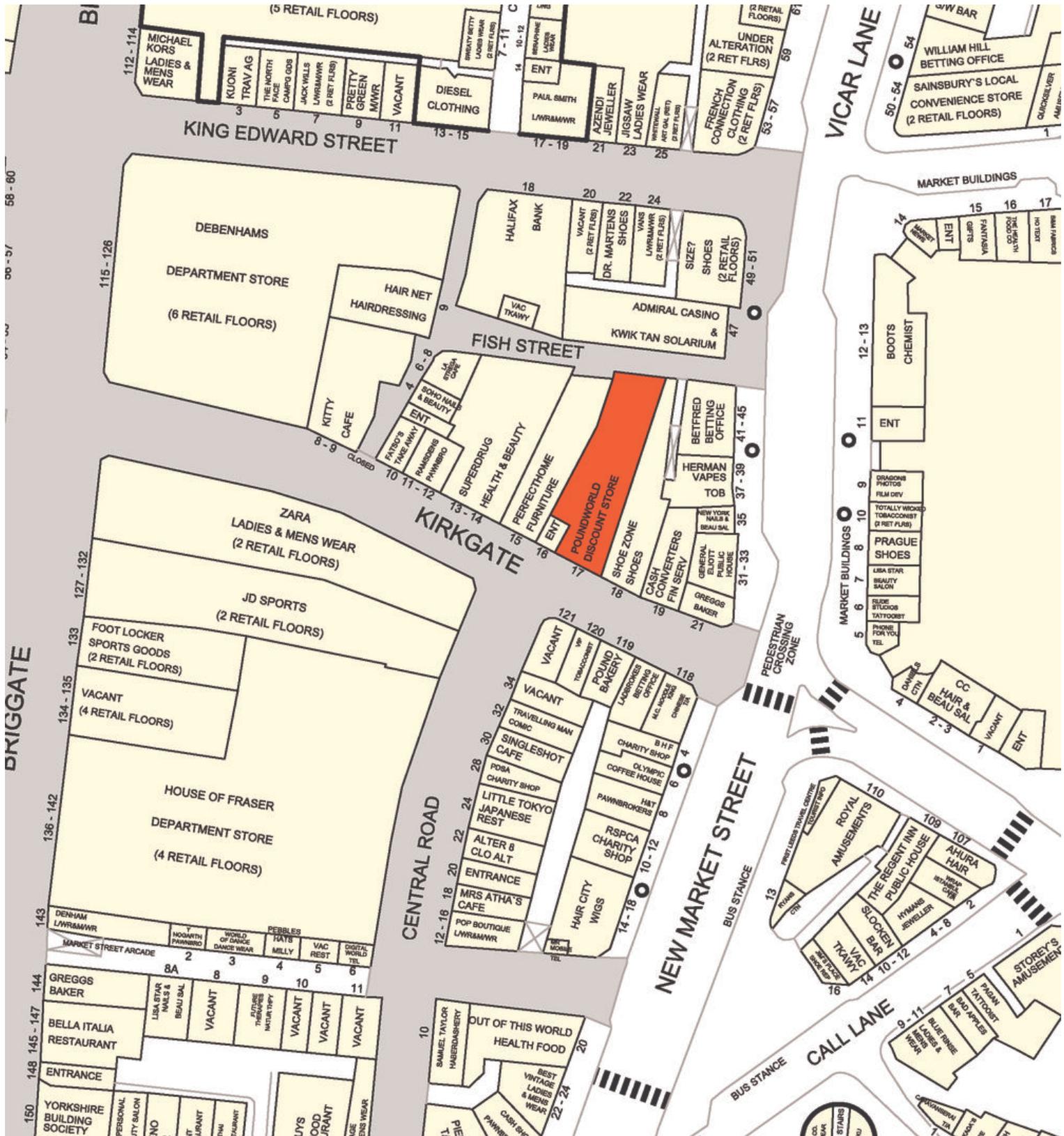
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