

TO LET

72
Briggate
Leeds



Location

This corner unit fronts onto the prime pedestrianised area of Briggate, being situated opposite the Victoria Quarter, close to the influential Harvey Nichols Store. Other occupiers in the nearby vicinity include Louis Vuitton, Office, Michael Kors, Karen Millen, Fat Face, etc.

The property benefits from a glazed return frontage into the Queens Arcade alongside, this forming one of the main thoroughfares from the western side of the city centre.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	725	67.4
First Floor Ancillary	304	28.2

Rent

The rent passing is £93,000 per annum, exclusive of rates and service charge.

Tenure

Available by way of an assignment of the existing 10 year lease from October 2016. There is a TENANT ONLY break option at the 6th anniversary of the term in 2023.

Business Rates

The unit has a 2017 rateable value assessment of £144,000.

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

EPC

Energy Performance Asset Rating - E

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

Details prepared July 2018

Viewing Strictly through the joint letting agents.

Barker Proudlove

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