

RETAIL

**29, Commercial Street
Leeds
LS1 6EX**



DUE TO RELOCATION

EXISTING LEASE AVAILABLE

LOCATION

The premises front pedestrianised Commercial Street, immediately adjoining **Accessorize**, **Paperchase** and **Hotter Shoes** whilst opposite **Starbucks**.

ACCOMMODATION

The premises benefit from the following approximate net internal floor areas:-

| | | |
|---------------------|----------------------|------------------------|
| Internal Width: | 5.97 m | (19 ft 7') |
| Average Shop Depth: | 16.13 m | (52 ft 11') |
| Ground Floor: | 76.18 m ² | (820 ft ²) |
| Basement: | 67.26 m ² | (742 ft ²) |
| First Floor: | 84.91 m ² | (914 ft ²) |
| Second Floor: | 38.83 m ² | (418 ft ²) |



WILLIAMS ■ GUNTER ■ HARDWICK

CHARTERED SURVEYORS

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ.

Fax : 0117 922 5722 www.wghproperty.co.uk

0117 922 1222



Williams Gunter Hardwick is a member of PAI The Independent Commercial Property Consultants Network.
More information can be found at www.pai.uk.com

LEASE

An existing 10 year full repairing and insuring lease to expire 2nd April 2019.

RENT

£172,500 per annum exclusive.

TERMS

Incentives are available subject to status.

RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value: £112,000.

For verification purposes, interested parties are advised to make their own enquiries on www.voa.gov.uk

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

EPC

A certificate rated 'D' is available on request.

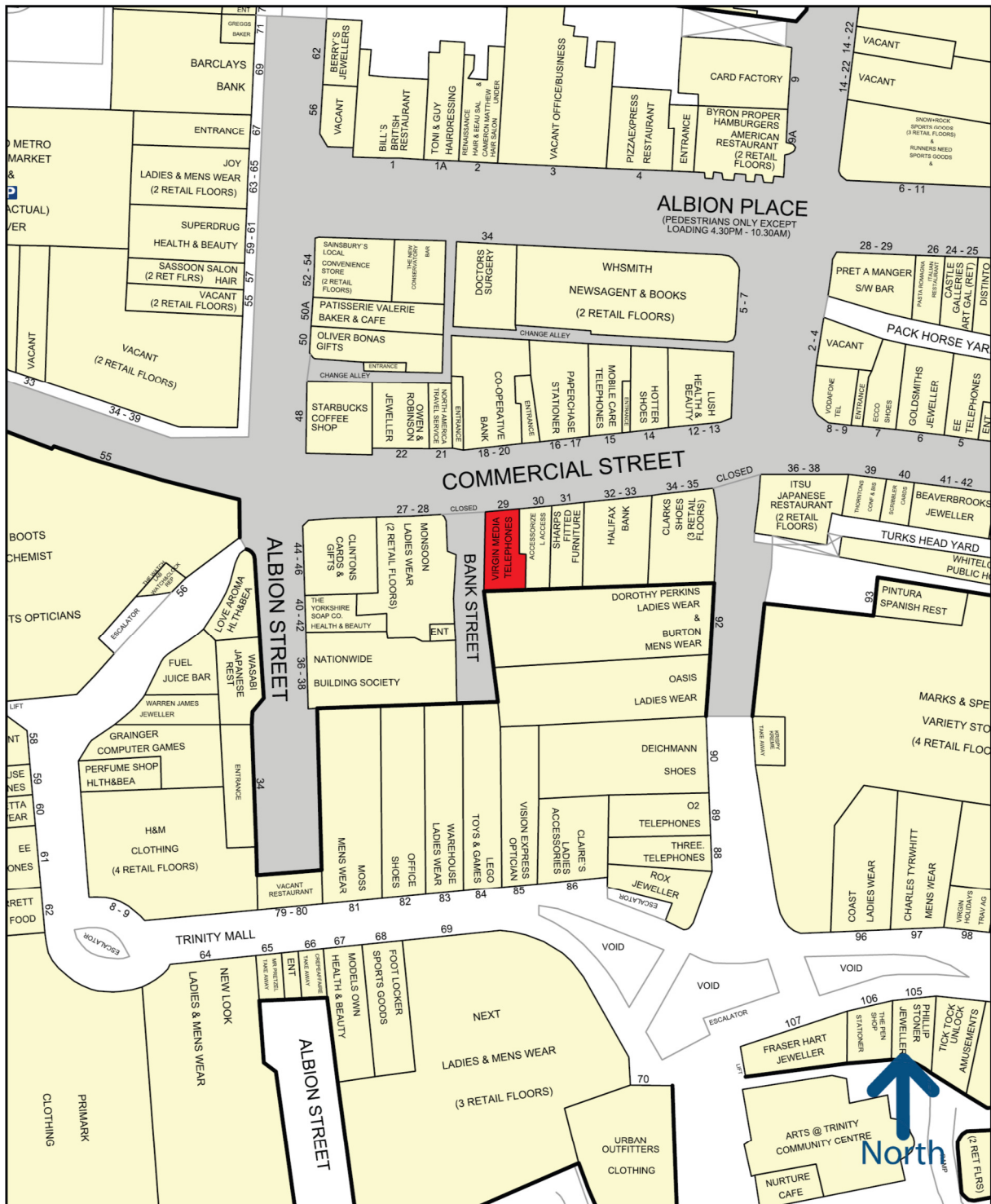
VIEWING & FURTHER INFORMATION

Staff are **unaware** of any disposal proposals so all enquiries strictly via:

Stuart Williams - (stuart@wghproperty.co.uk) or
Bridget Hardwick - (bridget@wghproperty.co.uk) or
Steve Cullis - (steve@wghproperty.co.uk) at this office.

SUBJECT TO CONTRACT

FEBRUARY 2018



Experian Goad Plan Created: 27/02/2018
Created By: Williams Gunter Hardwick



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