



To Let

Subject to Vacant Possession

28 Central Road, Leeds, LS1 6DE

SW

Sanderson
Weatherall



- » Prime retail unit to let
- » Located in Leeds City Centre
- » Situated on pedestrianised Central Road
- » Numerous multiple retailers nearby
- » Available in January 2027
- » To Let on a new lease at a rental of £27,000 pax

Location

The property is located on the pedestrian street of Central Road which runs parallel to both Briggate and Vicar Lane.

Leeds Trinity and the Victoria Quarter are nearby as are retailers such as Flannels, Uniqlo, Victoria's Secret, Zara, M&S etc.

Central Road is home to numerous independent shops and restaurants. These include Little Tokyo, Vinyl Grounds, The House of Koko, Shokupan etc

Directly opposite is the new purpose built 369 student accommodation scheme, The Store House.

Description

The property comprises a retail unit at ground floor with ancillary accommodation in the basement.

Accommodation

The property provides the following approximate net internal floor areas.

Ground Floor Sales	44.03 sq m	474 sq ft
Basement Ancillary	39.29 sq m	423 sq ft
Total	83.32 sq m	897 sq ft

Availability

Subject to Vacant Possession the shop will be available in January 2027.

Lease

The property will be available on a new lease for a term to be agreed at a rent of £27,000 pax. The lease will be on full repairing and insuring terms.

Rateable Value

The rateable value of the property as at 1st April 2026 is £21,500 pa.

Rent Deposit

The incoming Tenant may be required to pay a rent deposit dependent upon financial status.

EPC

The shop has an Energy Performance Certificate with a rating of 64C. A copy of the certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal and other costs incurred in the transaction.

VAT

The property is elected for VAT so this will be payable on the rent.

Anti Money Laundering

The incoming tenant will be required to provide documentation to satisfy the requirements of the Governments Money Laundering legislation.



created on **edozo**

Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

Contact

Peter Heron

07843 634158

peter.heron@sw.co.uk

Sanderson Weatherall, 6th Floor,
Central Square, 29 Wellington
Street, Leeds, LS1 4DL

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL



**Sanderson
Weatherall**