



Sanderson
Weatherall

To Let

Rent Reduced

18 East Parade
Leeds
LS1 2BH



- Retail/Office Unit To Let
- Located on East Parade in Leeds city centre
- Prominently located between the tradition business district and the main shopping areas..
- Close to the Headrow, Leeds Town Hall and the City Library.
- Approximately 839 sq ft at Ground and 636 at Lower Ground floor.
- To let a reduced rent

Location

The property is located on East Parade in Leeds close to the junction with the Headrow.

East Parade lies between Leeds traditional business district and the retail and leisure core and is one of the principle routes through the city centre.

Leeds Town Hall, Library and Art Gallery are all nearby along with numerous offices, residential buildings, bars and restaurants.

The property is situated on the ground and lower ground floors of the building. The upper floors comprise student accommodation.

Description

The premises were previously used as a hairdresser and are still fully fitted out as such.

It should be noted that entry is via an intercom system into a shared lobby.

Accommodation

The property is planned on ground and lower ground floors and comprise the following approximate the net floor areas:

Floor	Size Sq M	Size sq Ft
Ground	78.00	839
Lower Ground	59.12	636

Lease Terms

The premises are available by way of a new lease for a term to be agreed at an initial rent of the following:

Year One	£12,500
Year Two	£12,500
Year Three	£15,000
Year Four	£17,500
Year Five	£17,500

All rents are per annum exclusive. The lease will be on full repairing and insuring terms by way of a service charge.

Rateable Value

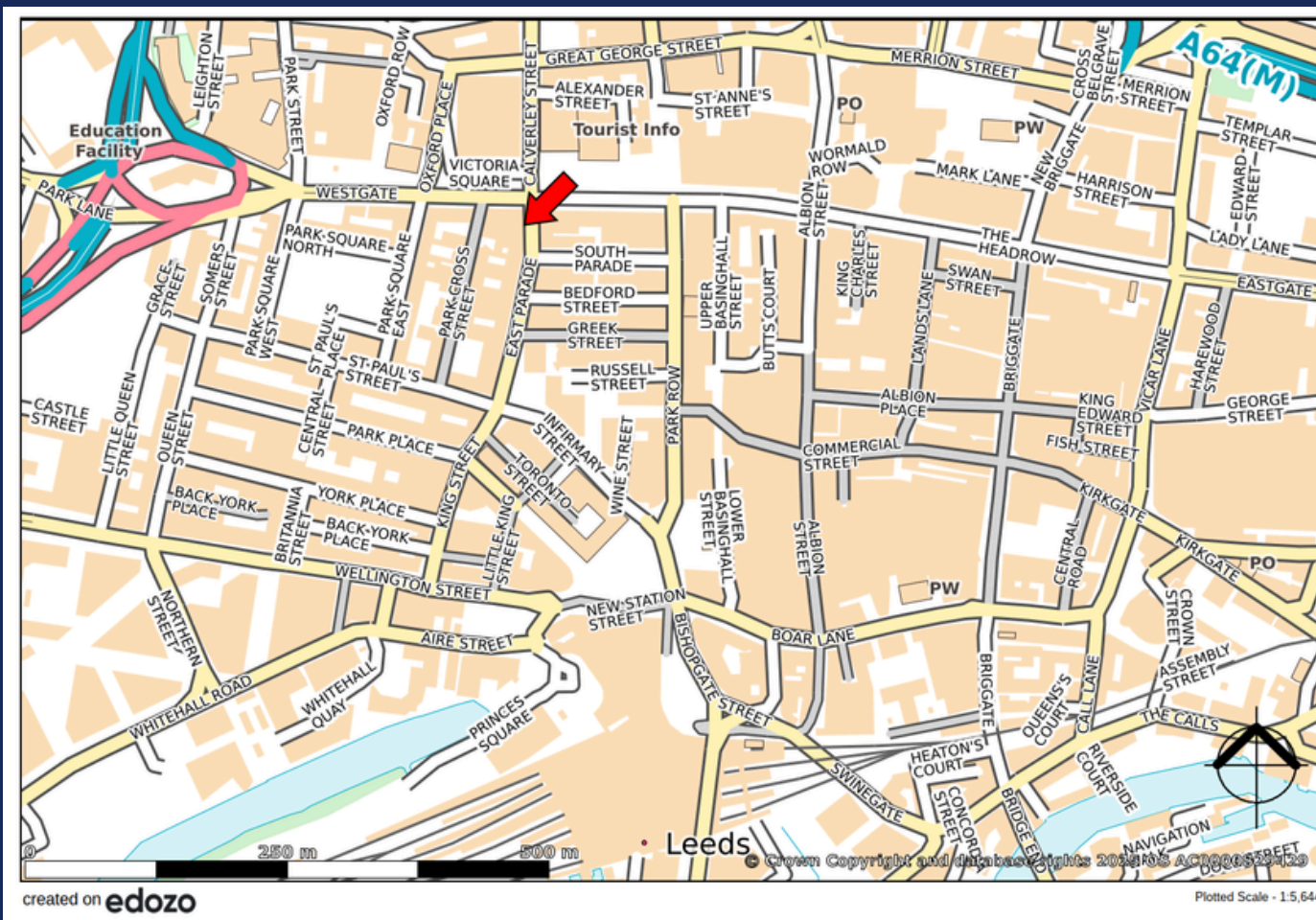
Each floor is assessed separately and the total current RV is £21,550 pa.

VAT

If applicable vat will be charged at the standard rate.

Energy Performance Certificate

The property has an Energy Performance Rating of C60. A copy of the certificate is available upon request.



Viewings

For further information or to arrange a viewing contact

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