



12 Queens Arcade

Leeds, LS1 6LF

City Centre Retail Unit

1,026 sq ft
(95.32 sq m)

- Boutique shop unit
- Abundant storage space
- Popular retail arcade



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Summary

Available Size	1,026 sq ft
Rates Payable	£8,233.50 per annum
Rateable Value	£16,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Description

The property forms part of the historic Queens Arcade in Leeds City Centre. Internally the property comprises a small ground floor shop with further sales area and storage in the basement.

Location

Queens Arcade is located in the heart of Leeds City Centre, situated between Briggate and Lands Lane. The scheme is home to a range of national and independent retailers including Levis, Office Shoes, Lay Tea, Olive and Rye and Cancer Research.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	276	25.64
Basement - Sales	232	21.55
Basement - Storage/Staff area	518	48.12
Total	1,026	95.31

Terms

The property is available by way of assignment of an effectively full repairing and insuring lease which expires on 19th May 2026, at a passing rent of £30,750 per annum exclusive of Vat, business rates, utility costs, service charge, insurance and all other outgoings.

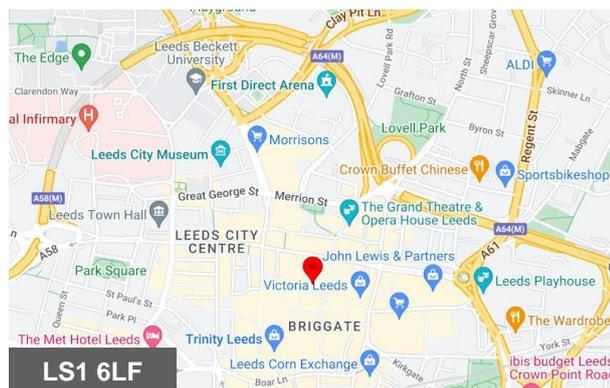
The property is also available by way of a sub-lease to be contracted outside the 1954 Landlord & Tenant Act.

Business Rates

The property has a rateable value of £16,500.

Planning

We understand the property currently benefits from the new E Class planning consent. Interested parties are advised to check with the Local Authority.



Viewing & Further Information



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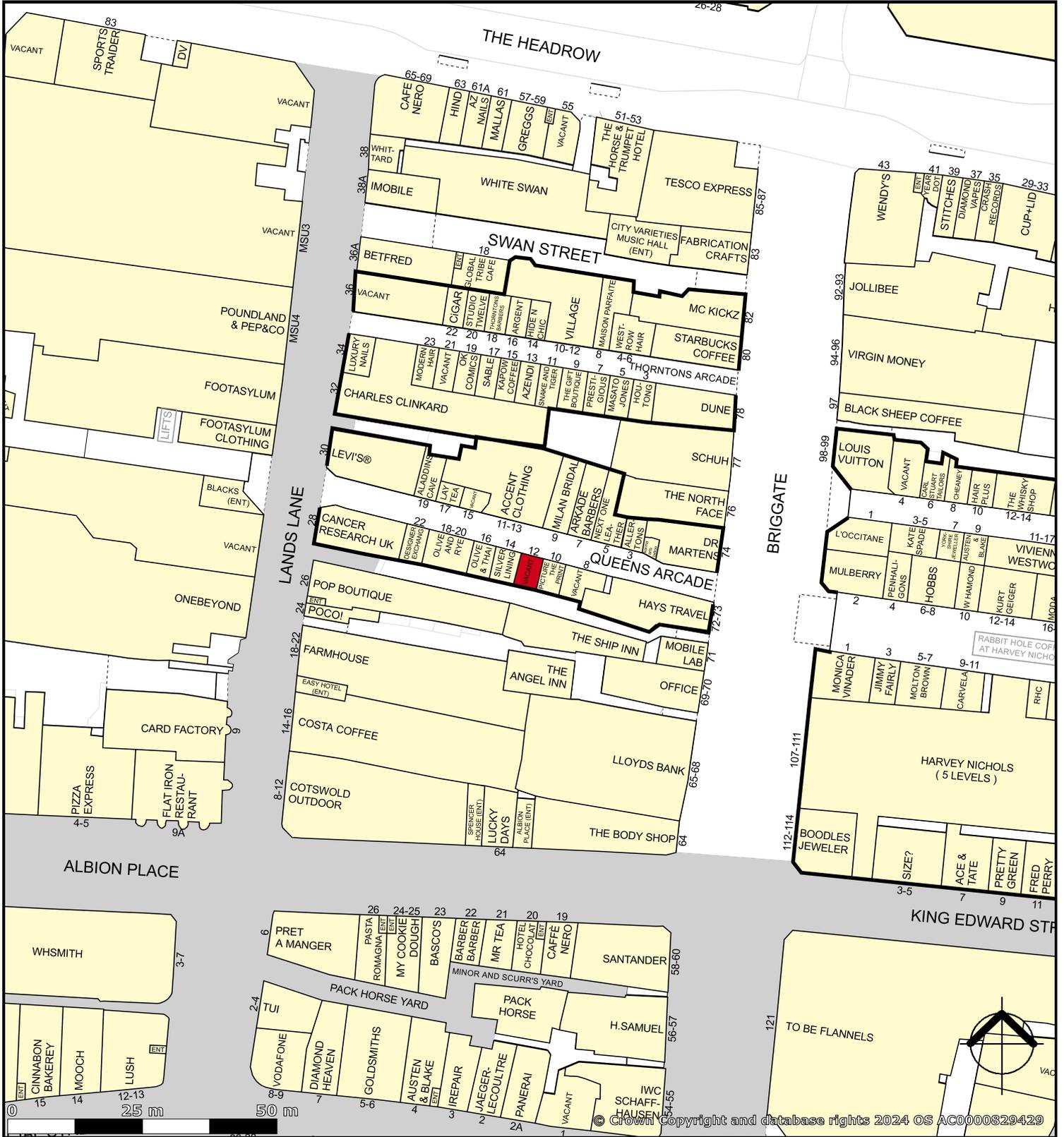


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Handbag Clinic, 12 Queens Arcade, Leeds, LS1



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Plotted Scale - 1:1,000

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