

Shop To Let

Leeds Unit 6-8, Queens Arcade

Location

Queen's Arcade is a boutique shopping location, situated in Leeds City Centre, strategically positioned at the northerly end of the prime pedestrian pitch of Briggate. The arcade is located opposite The Victoria Quarter, home to international retailers such as Reiss, Mulberry, The Ivy and Harvey Nichols.

Other notable retailers nearby include Marks and Spencer, Flannels (opening soon), Flat Iron (recently opened) as well as being located nearby the main entrances to Trinity Shopping Centre.

Accommodation

The premises is arranged over ground floor and basement, comprising the following approximate net internal floor area:

Ground Floor	615 sq ft	57 sq m
Basement	163 sq ft	15 sq m

Rent

Quoting £27,000 per annum exclusive.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.



Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value:	£15,500
UBR (2024/25):	0.499
Rates Payable:	£7,734.50

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

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

EPC Rating

An EPC has been commissioned and is available upon request.

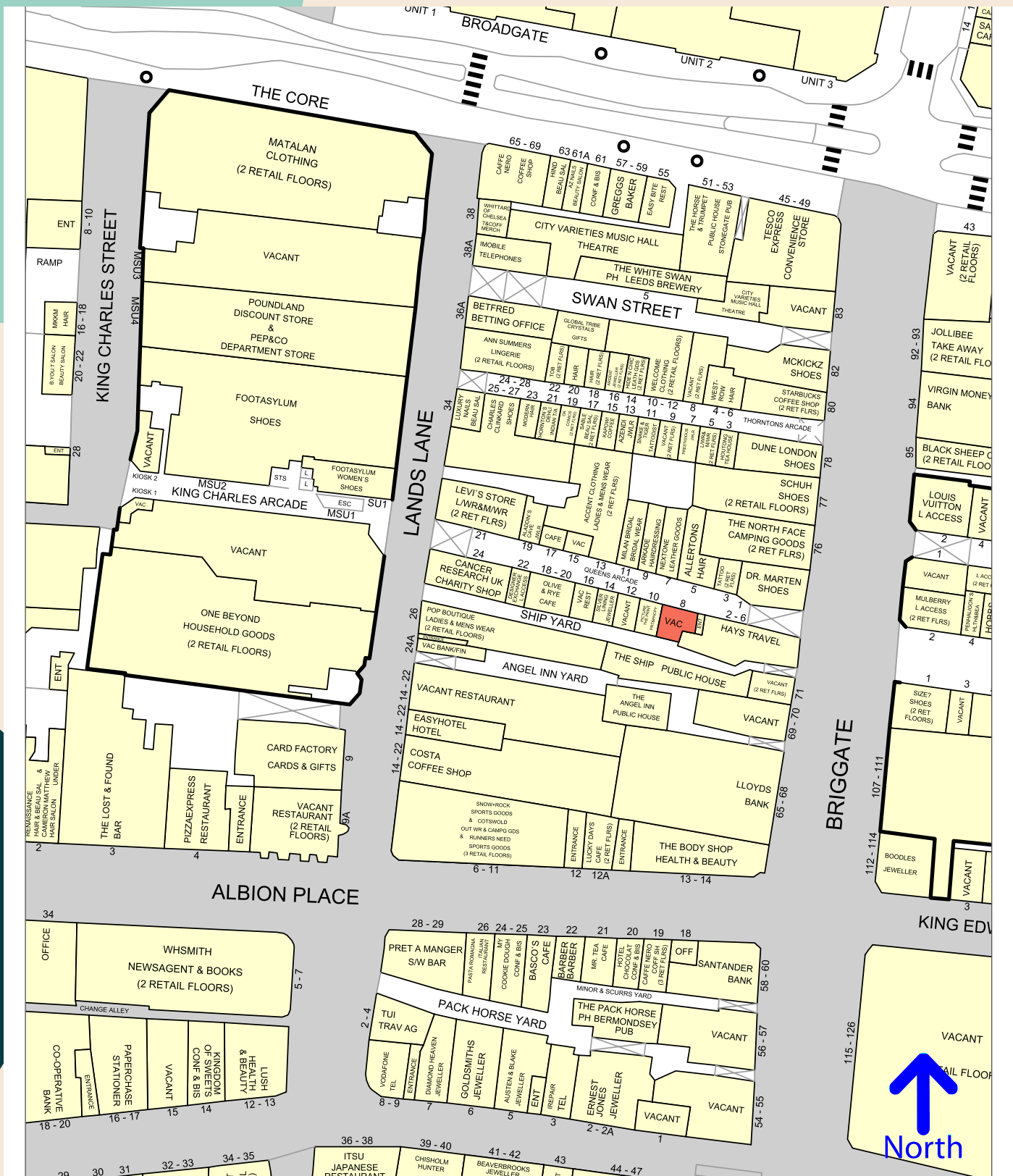
Viewing

All viewings are strictly by prior appointment. Subject to contract.
For further information or arrangements to inspect please contact:

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.