

# Shop To Let

Leeds

22 Queens Arcade

Subject to Vacant Possession

## Location

Queens Arcade Leeds is located within the prime pedestrianised area of Leeds City Centre and is one of the main thoroughfares linking The Victoria Quarter and Harvey Nichols on Briggate through to The Core at Lands Lane. The Arcade was built in 1889 with Grade II listed Victorian architecture that offers a characterful place to shop and eat.

Other notable retailers nearby include Marks and Spencer, Flannels, Flat Iron 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	26.5 sq m	285 Sq Ft
Basement	29.5 sq m	318 Sq Ft

## Rent

Quoting £27,500 per annum exclusive of Service Charge, Insurance, Business Rates and VAT.

## 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:	£13,250.00
UBR (2024/25)	0.499
Rates Payable	£6,611.75

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.

## Service Charge

£3,960.46 per annum + VAT

## Insurance

£720.67 per annum + VAT

## EPC Rating

The property is currently rated within band 'C'. A copy of the EPC is available upon request.

## Viewing

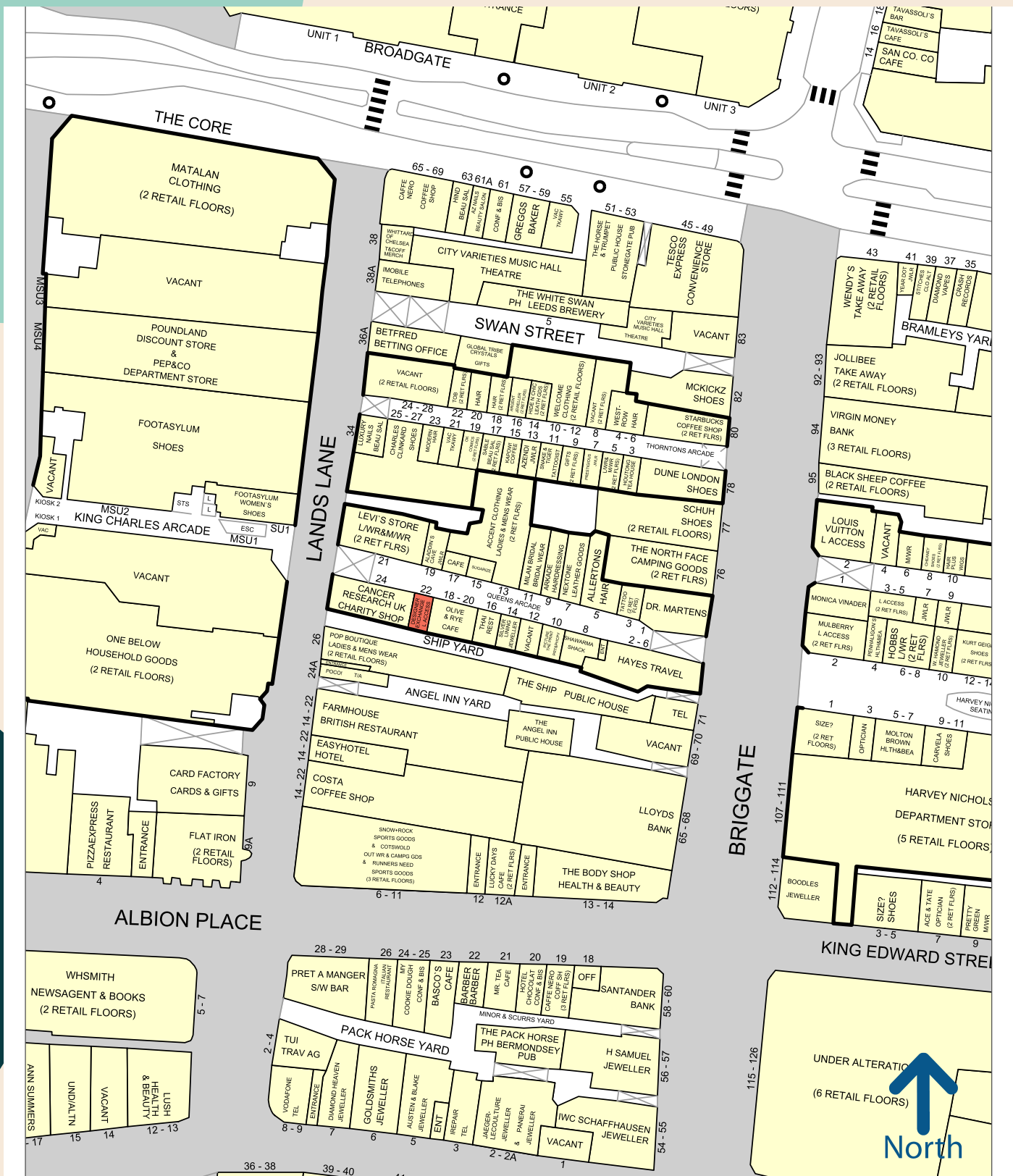
All viewings are strictly by prior appointment. Subject to contract.  
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These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability,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