

A3 USE CLASS SHOP TO LET

LEEDS

92/93 BRIGGATE



Description

The premises are located in a strong location in the northern section of Briggate close to the Victoria Quarter and the **John Lewis** anchored Victoria Gate as well as benefitting from other retailers in the vicinity including **Vodafone, Starbucks, Dune, Tesco, Flight Centre, Samsung** and **Clydesdale Bank**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The property comprises ground and first floors of the following approximate dimensions and net internal floor areas:

Gross Frontage	29 ft 8 ins	(9.04 m)
Ground Floor Sales	2,514 sq. ft.	(233.56 sq. m)
Basement Ancillary	1,431 sq. ft.	(132.94 sq. m)
First Floor Area	1,160 sq. ft.	(107.76 sq. m)
Second Floor	1,770 sq. ft.	(164.44 sq. m)

Lease

The premises are available on a new lease for a term to be agreed subject to upward only rent reviews on a 5 yearly basis.

Rent

Upon application.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£211,000
UBR (20/21)	0.512p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 91. A full report is available upon request.

Legal Costs

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

Availability

The property is immediately available.

Viewing

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Or, **Robinson Webster** 020 7190 9801

Subject to Contract

