


TO LET

 Nabarro  
McAllister

4-storey prominent offices on the fringe  
of Leeds City Centre

ENTRADA HOUSE, 6 EAST STREET, LEEDS, LS2 7AP



- Fringe City Centre location
- Self-contained 4-storey building
- Potential for retail at ground floor
- Walking distance of Leeds City Centre

Offers in excess of £25,000 pa



## ENTRADA HOUSE, 6 EAST STREET, LEEDS, LS2 7AP



### LOCATION

The property stands on East Street overlooking the Leeds loop at its junction with Call Lane in a mixed use locality amongst offices, residential and bars & restaurants. The Leeds bus station is within close walking distance, the motorway network is readily accessible and Leeds City Centre is within walking distance.

### DESCRIPTION

The property comprises a 4-storey building being of traditional cavity construction with walls faced in brick under a slated pitched roof. There are windows to the ground floor frontage providing potential for retail use at ground floor level. The remaining space is laid out at basement, first and second floor levels. The property fronts directly onto the footpath. There is a pay and display car park immediately fronting the building.

### ACCOMMODATION

	m2	ft2
<b>BASEMENT –</b> Kitchen, WC's and Storage	56	605
<b>GROUND FLOOR</b> Offices	56	605
<b>FIRST FLOOR</b> Offices	60	649
<b>SECOND FLOOR</b> Offices	60	649
<b>TOTAL</b>	<b>232</b>	<b>2508</b>

The floor areas provided exclude the lift and stairwells but include all other accommodation.

The property has the benefit of a passenger lift to all floors.

### SERVICES

We understand the property benefits from all mains services. No test of the services has been made. Purchasers should rely on their own investigations.

### RATEABLE VALUE

The property has the above entry in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2017)	Estimated rates payable
£18,250	£8,125

### PLANNING

The last use of the property was as a hairdressing salon and training centre. Purchasers should make their own enquiries with the local authority.

### TERMS

The property is offered on a new 5-year lease or multiples of 5 years on full repairing and insuring terms at an annual rent of £25,000 per annum.

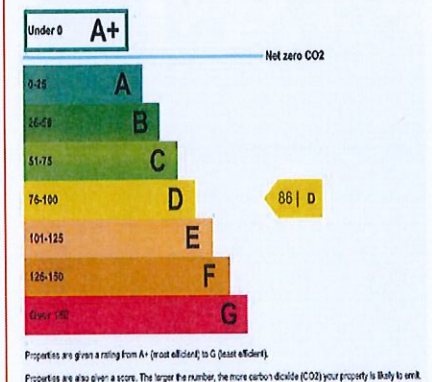
### VAT

Our client advises that VAT is chargeable on this transaction. Your legal advisors should verify.

### LEGAL COSTS

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

### EPC



### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk  
www.nabarromcallister.co.uk

REF: JUNE 2022

**Nabarro McAllister**

### Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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