

Leasehold Available



Leeds

34-35 Commercial Street

Total Area: 7,746 sq ft / 720 sq m

Rent: £230,000 PAX

Location & Description:

- The subject premises occupy a 100% prime corner location on Commercial Street in one of the busiest positions in Leeds.
- The property sits on the Commercial Street entrance to Leeds Trinity, right in the heart of Leeds main shopping circuit, benefitting from consistently high footfall.
- Nearby occupiers include M&S, Lush, Itsu, Vodafone and Chisholm Hunter.
- The property currently has ground floor sales however the previous occupier also traded the basement area with ancillary space on the upper parts.

Demise:

Ground Floor	2,080 sq ft	193 sq m
Basement	1,858 sq ft	173 sq m
First Floor	2,019 sq ft	187 sq m
Second Floor	1,794 sq ft	167 sq m
TOTAL	7,746 sq ft	720 sq m

Rent:

£230,000 per annum exclusive

Lease:

The property is held under an existing lease expiring 2nd December 2032, subject to tenant break on 2nd December 2028.

EPC:

The property has a C rating. Further details available on request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £204,000.

Date Prepared:

March 2024

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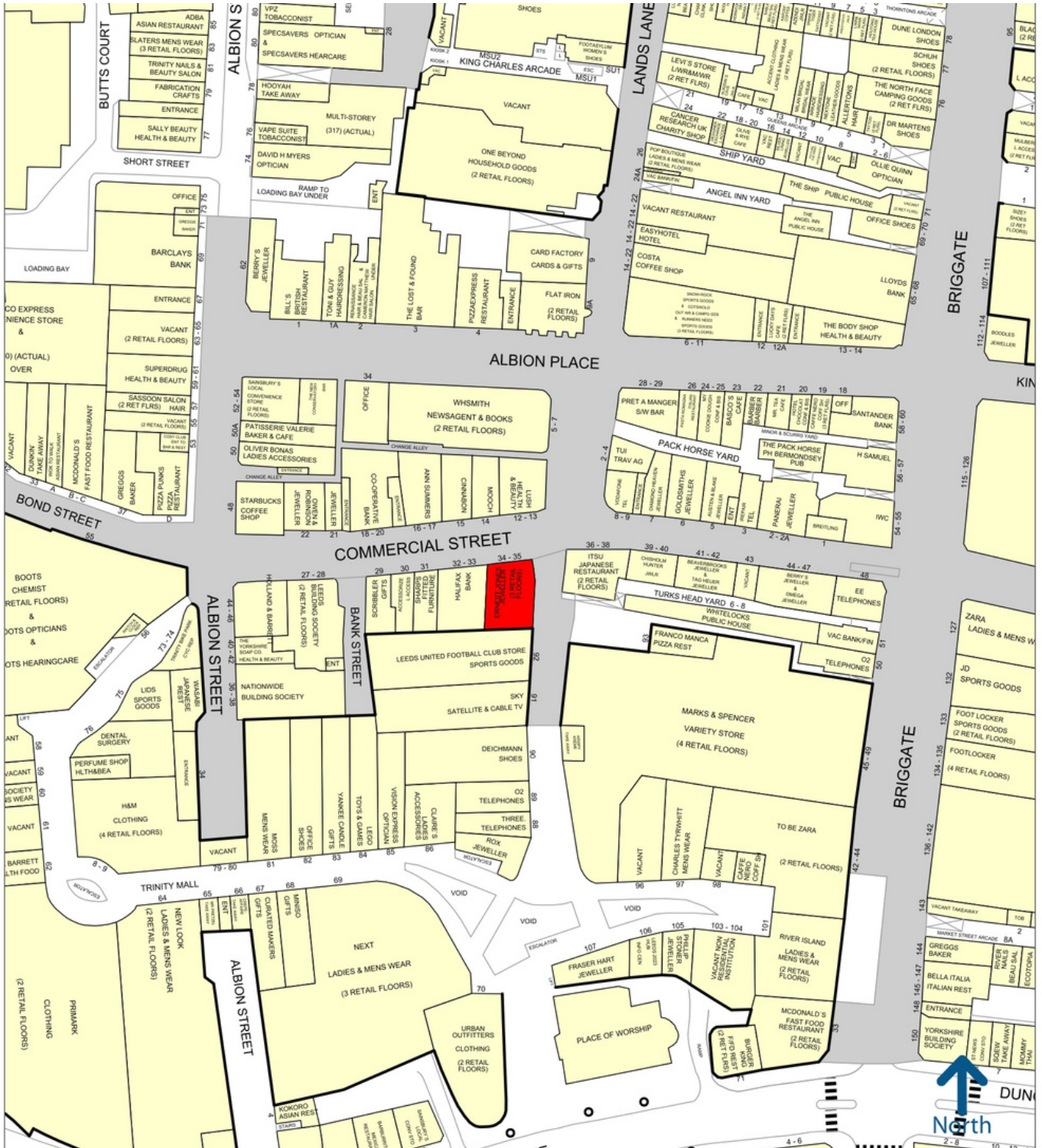
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