

FOR SALE
PROMINENT RETAIL/LEISURE
UNIT

Eddisons



32-33 KIRKGATE, LEEDS, LS2 7DR

PRICE - £400,000

- Prominently located within the city centre.
- Within walking distance of the Bus Station/Briggate.
- Close proximity to new Victoria Gate development.
- Of interest to retail/leisure occupiers.

AVAILABLE SPACE
263.94m² (2,840sq ft)



LOCATION

Kirkgate lies in the south eastern corner of Leeds city centre situated between Victoria Quarter, Kirkgate Market and The Calls. The south side of Kirkgate, where this unit is located, consists of late 18th century and early 19th century three storey house which have had prominent shop fronts inserted at ground floor level.

Easily accessible to and from the national motorway network via the A61 Crown Point Road and Hunslet Road, the property is also located within close proximity to the new Victoria Gate development which includes a flagship John Lewis store.

The city's bus station is located a short walk away with the train station being less than a 10 minute walk away.

DESCRIPTION

Typical of the architecture in the surrounding locality, the subject property is within an attractive 1900's brick construction building with ornate details.

Occupying a prominent position on Kirkgate, the property comprises a ground floor bank facility which benefits from full height glazing with lower ground offices and kitchen facilities accessed via an internal staircase.

The upper floor which consists of residential apartments are not part of this sale disposal mandate.

UNIT	M ²	SQ FT
Ground Retail	130.26	1,402
Basement Office	133.68	1,438
Total	263.94	2,840



RATEABLE VALUE

Description / Bank and Premises

Rateable value / £26,500

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Price - £400,000 for the long lease interest (125 years from 2004).

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
Email / matthew.jennings@eddisons.com

SUBJECT TO CONTRACT
FILE REF / 731.4532A (1218372)

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Eddisons

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