

# LEEDS

5-6 Commercial Street



## Key Highlights

- Commercial Street maintains a high footfall being pedestrianised and close to both Briggate and Trinity Leeds.
- The unit is prominently positioned in the middle of Commercial Street and provides an attractive double frontage.
- Jewellers in the immediate vicinity include Austin & Blake, Beaverbrooks, Berry's, Breitling, Chisholm Hunter, Constantin Vacheron, Dimond Heaven, Ernest Jones, H. Samuel, IWC Schaffhausen, Jaeger-le Coultre, Omega, Panerai, and TAG Heuer.

SAVILLS LEEDS

3 Wellington Place  
LEEDS LS1 4AP

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## Accommodation

The premises are arranged over basement, ground, first, second and third floor levels, comprising the following approximate net internal areas:

Basement:	1,954 sq ft	181.57 sq m
Ground:	1,553 sq ft	144.28 sq m
First:	1,379 sq ft	128.07 sq m
Second:	1,236 sq ft	114.28 sq m
Third:	1,146 sq ft	106.51 sq m
<b>Total:</b>	<b>7,268 sq ft</b>	<b>675.52 sq m</b>

## Rent

On application.

## Tenure

The property is available by way of a new Fully Repairing and Insuring lease being subject to vacant possession.

## Rates

Rateable Value: £166,000

UBR (2023/24): 0.512

Rates Payable: £84,992 pa

(Interested parties are advised to make enquiries with the Local Authority.)

## EPC Rating

D- Full Energy Performance Certificate available on request.

## Legal Costs

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

## Further Information & Viewing

Further Information & Viewing upon request.



## Contact

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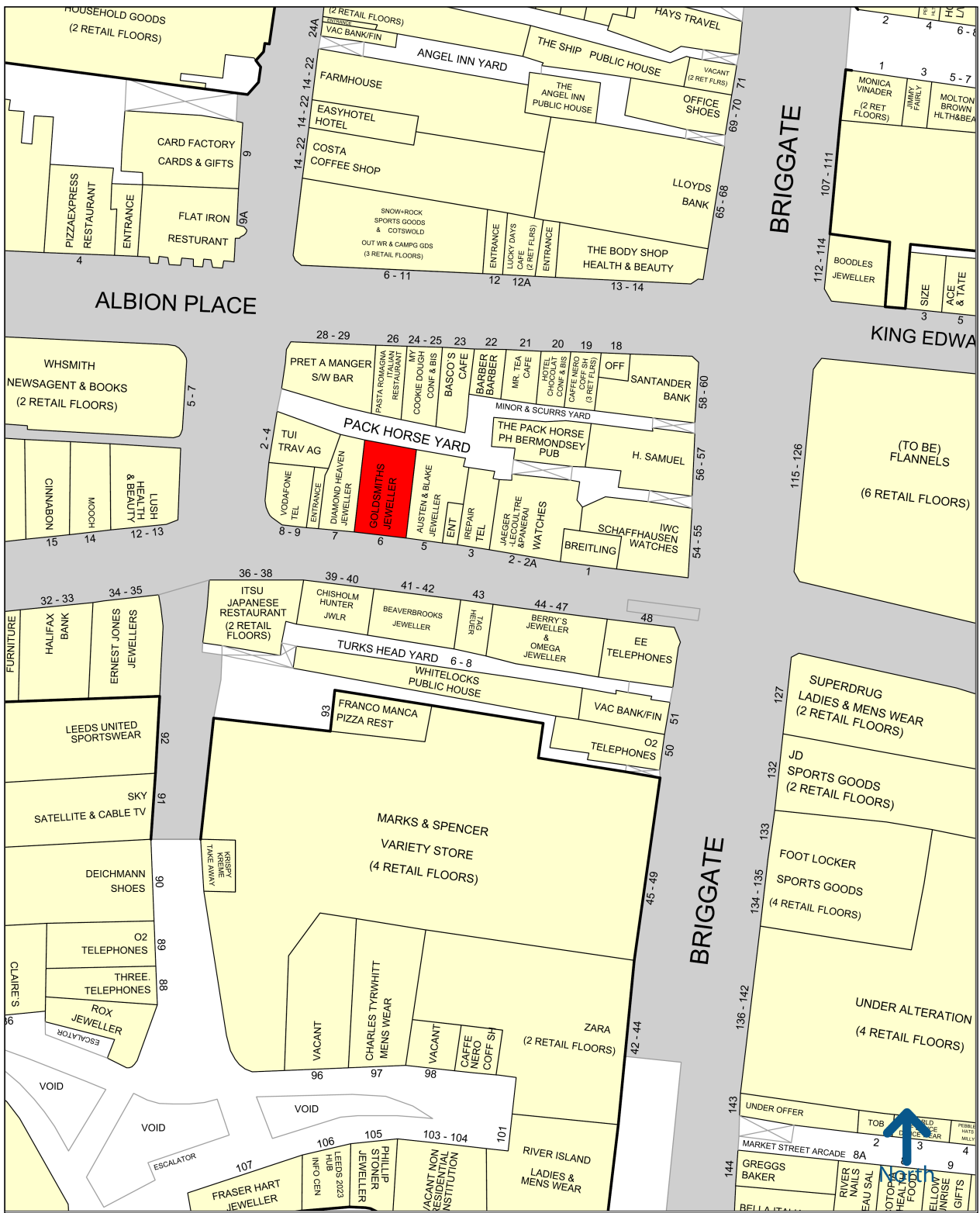
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## AML

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