

TO LET

SUITABLE FOR A VARIETY OF USES



**14-16 SWINEGATE
LEEDS
LS1 4AG**

14-16 Swinegate, leeds

LOCATION:

The property is prominently situated on Swinegate close to the junction with Sovereign Street in Leeds City Centre. The property is opposite Malmaison Hotel and close to the Cosmopolitan Hotel. Other nearby occupiers include Co-op, North Bar, Caffè Nero, Bibbis Restaurant.

ACCOMMODATION:

The accommodation with the following approximate floor areas is:-

Ground Floor	929 sq ft	86.3 sqm
Kitchen	30 sq ft	2.8 sqm
Basement	1,178 sq ft	109.4 sqm

LEASE TERMS:

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

RENT:

Rental offers in the region of £35,000 per annum are invited.

RATES:

Rateable Value	£36,500
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LEGAL COSTS:

The ingoing tenant will be responsible for both parties legal costs incurred in the transaction.

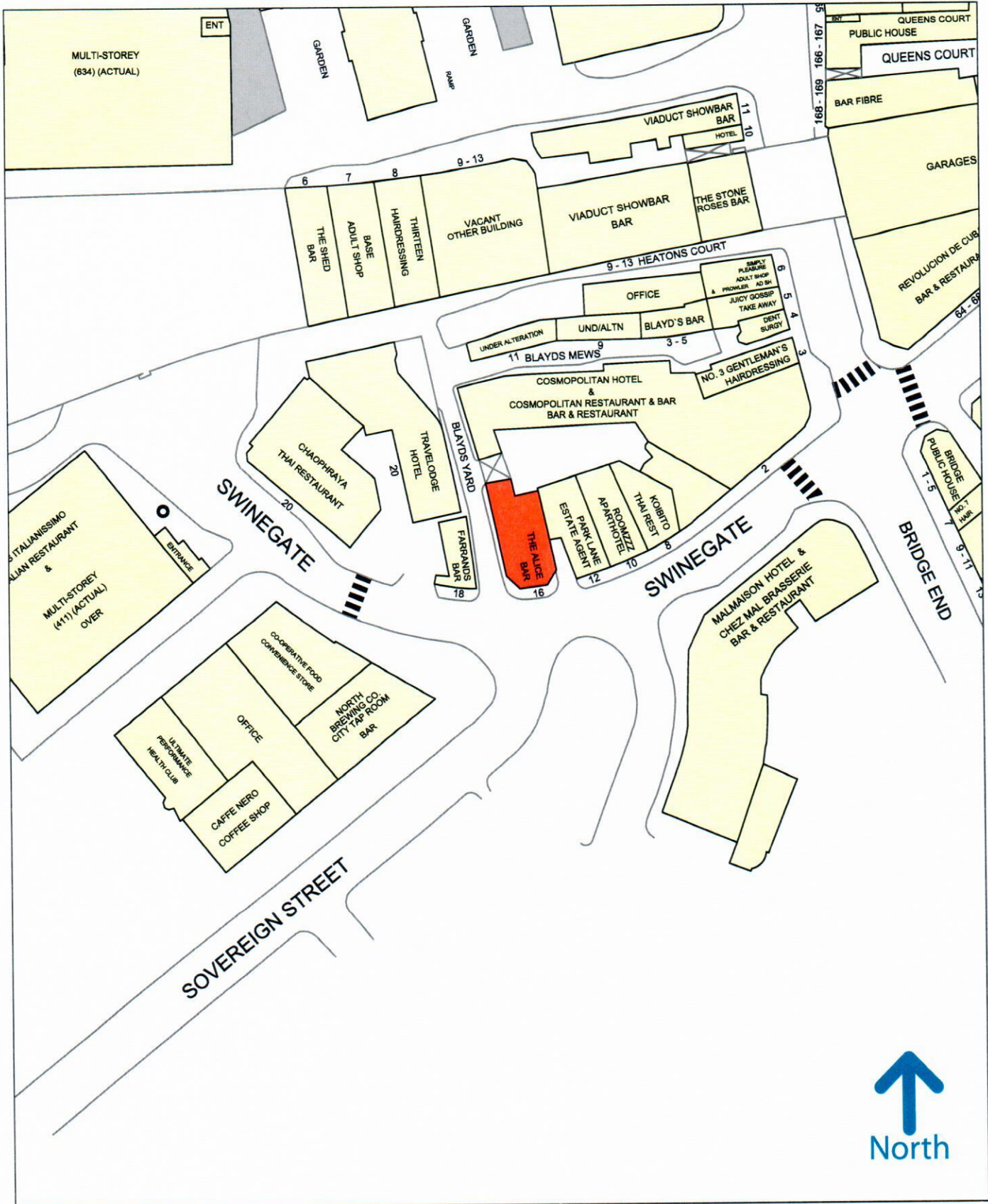
VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**



50 metres

Experian Goad Plan Created: 17/03/2022
Created By: Heaney Micklethwaite



Energy performance certificate (EPC)

14-16 Swinegate
LEEDS
LS1 4AG

Energy rating

D

Valid until: **26 July 2026**

Certificate number: **0230-7951-0356-2290-2000**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

634 square metres

Rules on letting this property

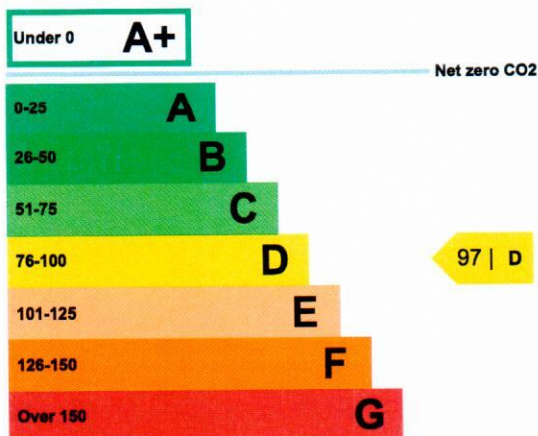
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 | A

If typical of the existing stock

70 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).