

SHOP TO LET



**16 DUNCAN STREET
LEEDS
LS1 6DL**

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Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

PROPERTY
PARTICULARS

16 Duncan Street, Leeds

LOCATION:

The property is located on Duncan Street in Leeds City Centre. Duncan Street links Boar Lane to the Corn Exchange. Nearby occupiers include Nandos, Yorkshire Building Society, Five Guys and Pie Minster.

ACCOMMODATION:

The accommodation on the ground floor comprises the following approximate floor areas:-

Ground Floor Sales	584 sq ft	54.2 sqm
Store	33 sq ft	3.0 sqm
Kitchen	50 sq ft	4.7 sqm
Store	34 sq ft	3.2 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 £30,000 per annum plus vat are invited.

RATES:

The premises are awaiting reassessment.

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**