

RETAIL PREMISES

1,115 SQ FT (103.6 SQ M)

- Central Leeds Retail Unit
- Large Basement
- WC on both floors
- Densely populated residential area.



TO LET

6 East Street
Leeds
LS2 7AA

£16,000+VAT
per annum

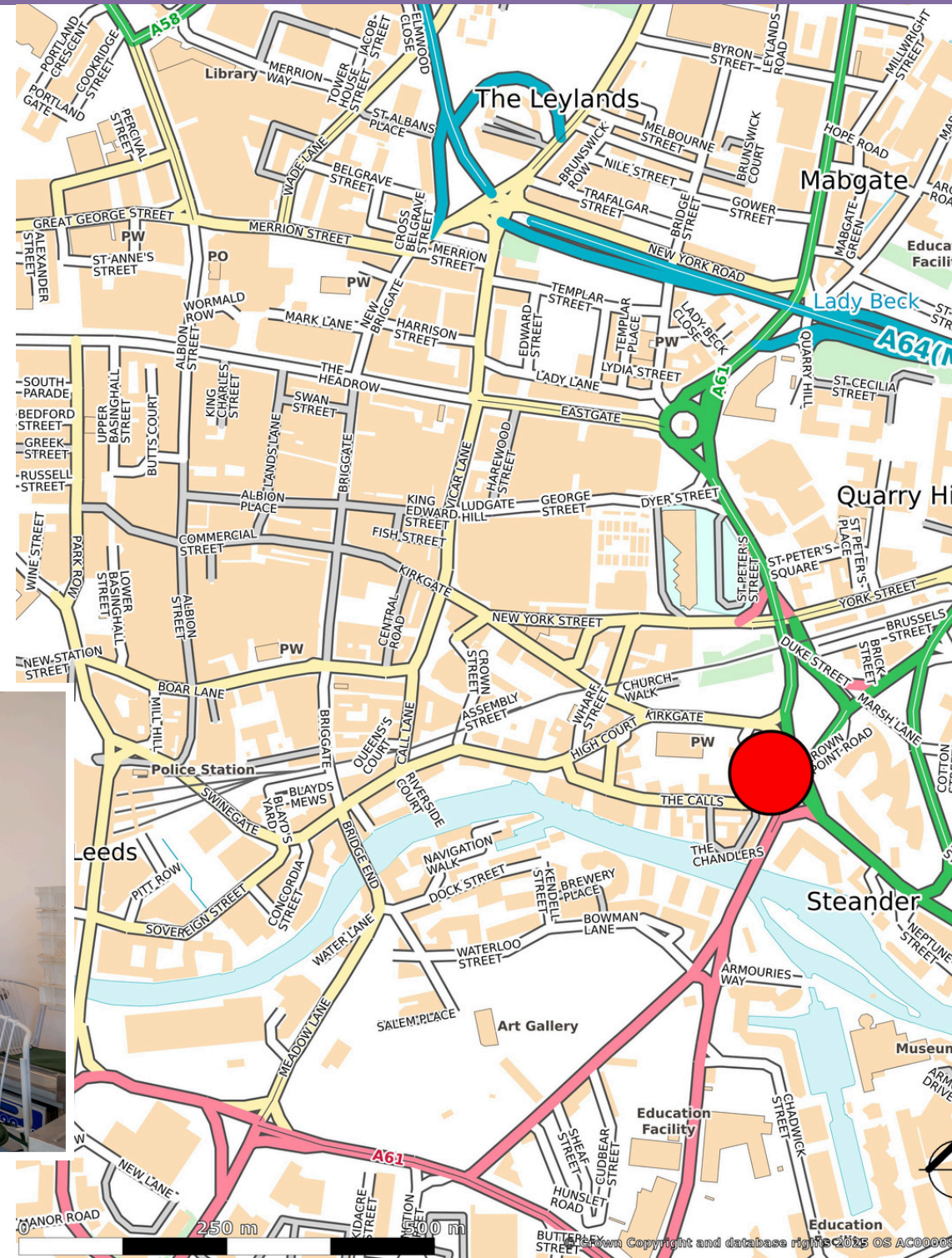


commercial@adairpaxton.co.uk
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LOCATION

The property is located on East Street in Leeds which is slightly South-East of Leeds City Centre however, benefits from being on the 'loop road'.

Leeds Train Station is a 0.6-mile walk from the subject property and Leeds Bus Station is within a 0.2-mile walk. The property benefits from a large amount of residential blocks within close proximity providing a good level of footfall.



SALES AREA

SHOP FRONT



DESCRIPTION

The property comprises a 3-storey, brick built block whereby the ground floor and basement is available.

The space itself presents well and would be well suited to a retail, office, or similar use. At ground floor level, the space is open plan with WC facilities at the rear. The space is heated via electric heating and has spotlights throughout.

The basement level also presents well and is open plan with kitchenette and WC facilities.



GROUND FLOOR



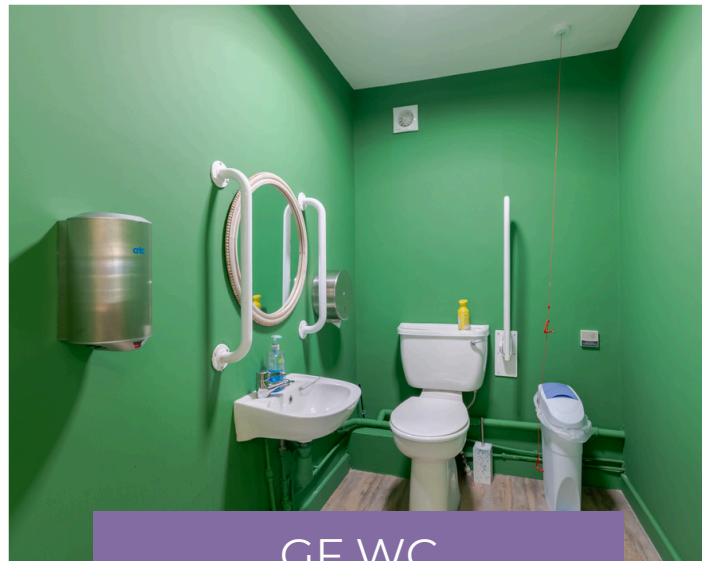
SALES AREA



KITCHEN



BASEMENT



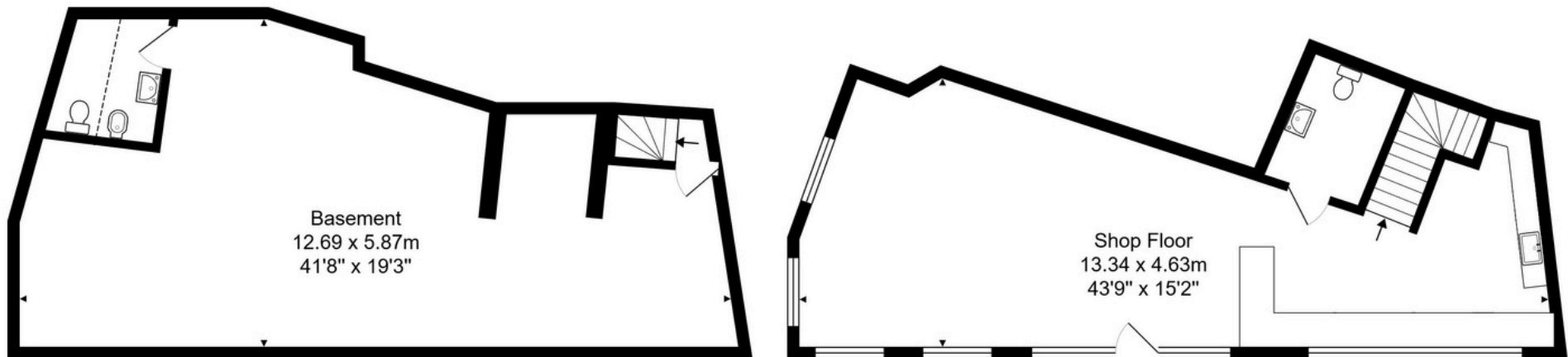
GF WC



ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

Ground Floor	513 sq ft (47.7 sq m)
Basement	602 sq ft (56 sq m)
Total	1,115 sq ft (103.6 sq m)



All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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EPC

The EPC is to be reassessed.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £16,000 + VAT per annum.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

RATEABLE VALUE

The Rateable Value is to be reassessed.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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