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Mon	0900 - 17:30
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Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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The Property
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OnTheMarket.com



15, Kirkgate, City Centre, LS1 6BY

£16,950 Per Annum

- 1605 sq ft
- First Floor Studio
- Vista windows overlooking Kirkgate
- Entrance on Kirkgate
- Low Cost Space

LEEDS CITY CENTRE

First floor studio accommodation accessed from ground floor entrance on Kirkgate benefitting from a high pedestrian footfall linking the central bus station and Leeds market to the prime shopping areas of Briggate, Commercial Street and Trinity shopping centre.

Nearby occupiers include Card Express, Greggs, Ladbrokes, Poundworld, Superdrug, Shoezone and Zara amongst many other national and independent retailers

The property is 2 minutes walk to the prestigious Victoria Quarter, home to Harvey Nichols and many prestigious retailers.

LOCATION

The property is located on Kirkgate, a pedestrianised street forming part of Leeds Central shopping area.

Kirkgate benefits from a high pedestrian footfall linking the central bus station and Leeds market to the prime shopping areas of Briggate, Commercial Street and Trinity shopping centre.

Nearby occupiers include Card Express, Greggs, Ladbrokes, Poundworld, Superdrug, Shoezone and Zara amongst many other national and independent retailers.

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DESCRIPTION

The premises are current being fitted-out to provide first floor studio accommodation accessed from a ground floor entrance onto the busy Kirkgate thoroughfare.

The front wall-to-wall / ceiling-to-floor windows provide uninterrupted panoramic views onto Kirkgate.

ACCOMMODATION

The unit provides the following accommodation:-

First floor studio 149.2 m² 1605 sq ft
Plus WC

TERMS

The unit is available by way of a new Internal Repairing & Insuring Lease

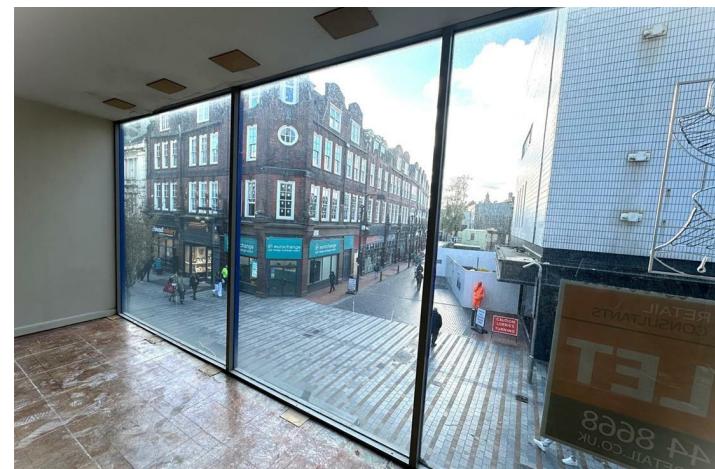
£16,950 per annum plus vat

BUSINESS RATES

Business Rates for the property is currently being revaluated by the Valuation Office Agency

It is likely that the unit will attract 100% or substantial Small Business Rate Relief

ZERO / MINIMAL PAYABLE



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

0990-0638-0659-1928-4002
Rating D-79

This can be viewed on:-
<https://find-energy-certificate.service.gov.uk/energy-certificate>

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT 1967

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT.
Details prepared November 2023.

