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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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15, Kirkgate, City Centre, LS1 6BY

£16,950 Per Annum

## 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, Ladbroke's, 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 Nicols and many prestigious retailers.

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



## 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.

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

## DESCRIPTION

The premises are currently 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 m<sup>2</sup> 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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Details prepared November 2023.

