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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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15, Kirkgate, City Centre, LS1 6BY

£15,950 Per Annum

LEEDS CITY CENTRE

2nd & 3rd floor studio accommodation accessed from private dedicated entrance on Fish Street.

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.

- 2,400 sq ft
- 2nd & 3rd Floor Studio
- Dedicated Entrance on Fishgate
- 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.

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

DESCRIPTION

The premises have been fitted-out to provide 2nd & 3rd floor studio accommodation accessed from a ground floor entrance onto the busy Kirkgate thoroughfare.

The front windows provide uninteruputed views onto Kirkgate.

ACCOMMODATION

The unit provides the following accommodation:-

2nd floor studio 167.28 m2 - 1800 sq ft
3rd floor studio 55.57 m2 - 600 sq ft

TOTAL 223.04 m2 - 2,400 sq ft
Plus WC's

TERMS

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

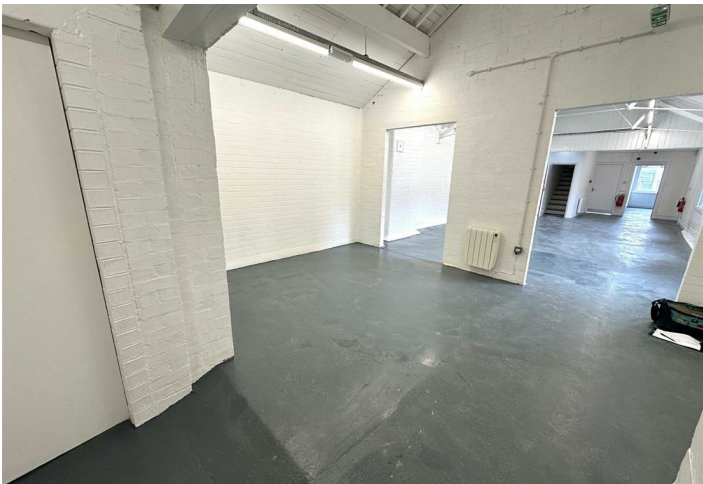
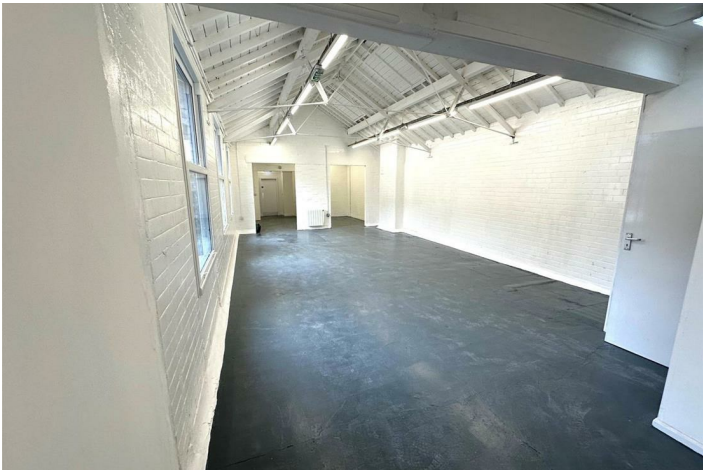
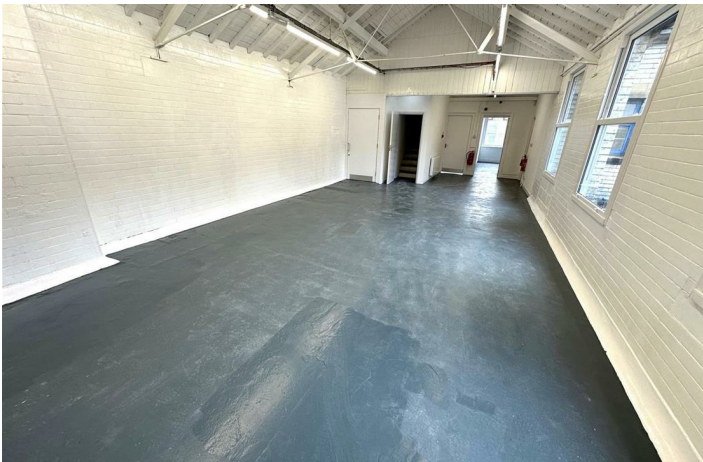
£15.950 per annum plus vat

BUSINESS RATES

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

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

ZERO 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 March 2024.

