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Our branch opening hours are:

|       |                |
|-------|----------------|
| Mon   | 0900 - 17:30   |
| Tues  | 0900 - 17:30   |
| Weds  | 0900 - 17:30   |
| Thurs | 0900 - 17:30   |
| Fri   | 0900 - 17:30   |
| Sat   | 0900 - 15:00   |
| Sun   | By Appointment |

We are also available for out of hours appointments.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

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

BUY

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[www.stoneacreproperties.co.uk](http://www.stoneacreproperties.co.uk)

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The Property  
Ombudsman

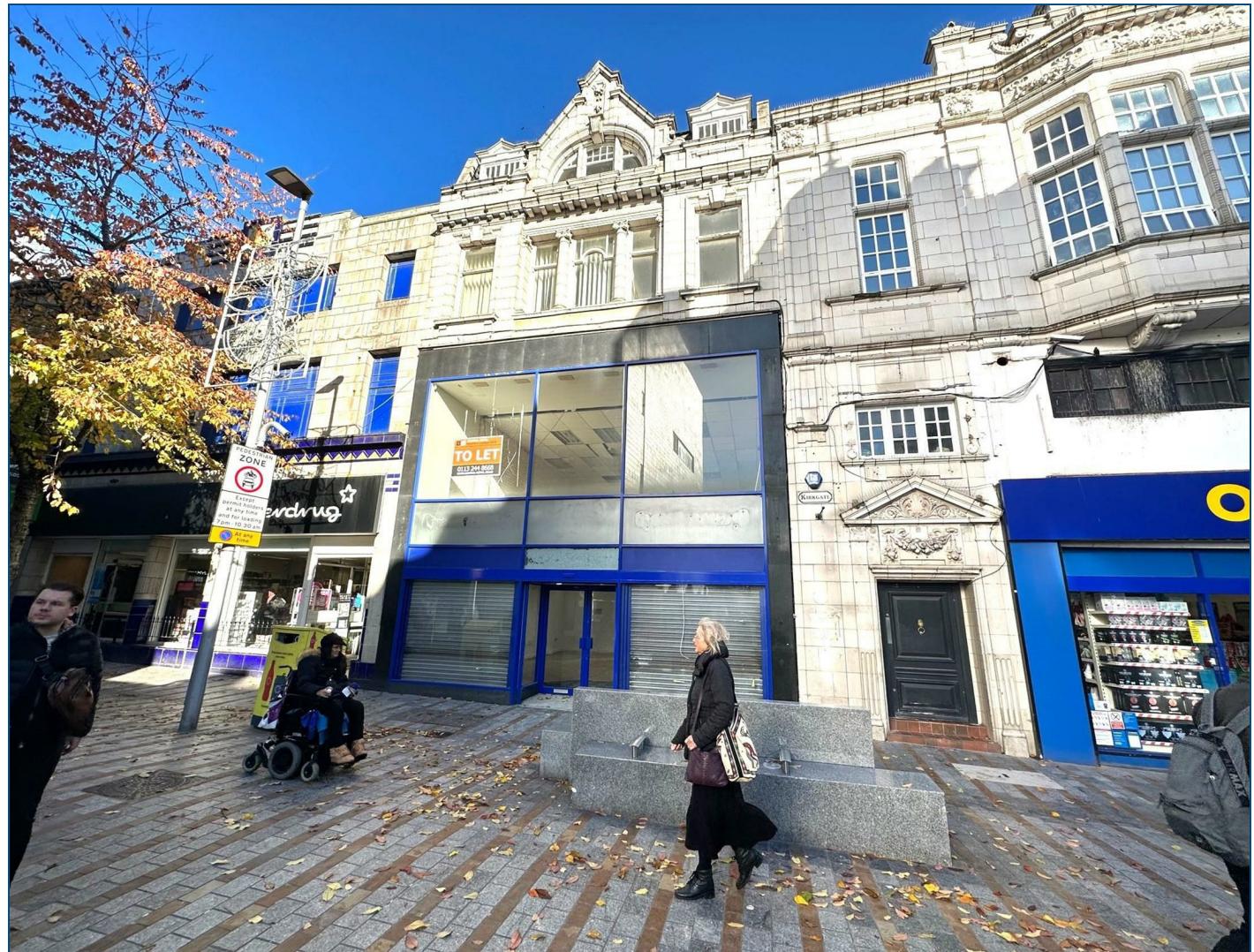
OnTheMarket.com



# Stoneacre COMMERCIAL

Stoneacre Properties  
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LS7 4NZ

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peter@stoneacreproperties.co.uk  
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15, Kirkgate, City Centre, LS1 6BY

£15,950 Per Annum

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.

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

LEEDS CITY CENTRE

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

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.

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 uninterrupted views onto Kirkgate.

## ACCOMMODATION

The unit provides the following accommodation:-

2nd floor studio 167.28 m<sup>2</sup> - 1800 sq ft  
3rd floor studio 55.57 m<sup>2</sup> - 600 sq ft

TOTAL 223.04 m<sup>2</sup> - 2,400 sq ft  
Plus WC's

## TERMS

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

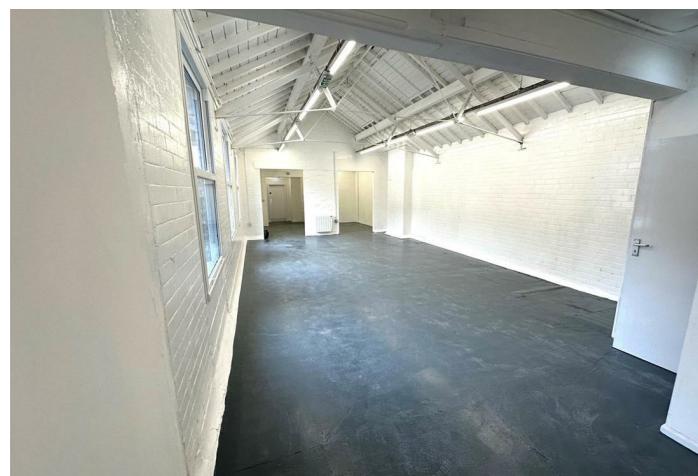
£15.950 per annum plus vat

## 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

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.
3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.
4. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

## MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT.  
Details prepared March 2024.

