

Retail Unit - To Let

Former Yorkshire Bank, 8 Kirkgate, Leeds, LS1 6BZ



Location

This highly prominent former bank building is located close to Kirkgate's junction with the 100% prime Briggate retail pitch and its intersection with prime Commercial Street. The unit is visible from Briggate and in an extremely high footfall area forming one of the pedestrian links between the main retail area and the new Victoria Gate Scheme, anchored by John Lewis and opening in late 2016.

Description

This attractive but unlisted former banking hall building benefits from excellent ceiling height and natural light from both the southern and eastern elevations. The premises have a significant frontage of approximately 30ft to Kirkgate providing potential for a south-facing seating area, subject to licensing. The unit is immediately adjacent to Debenhams and opposite Zara.

Accommodation

The unit provides a gross internal floor area of 3,423 sqft (318 sqm) at ground floor level with a similar basement ancillary space.

Terms

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed, incorporating 5 yearly rent reviews to open market value.

Rent

Our client is seeking rental offers in the region of £100,000 per annum exclusive.

Planning and Licensing

The unit currently benefits from A2 consent, also permitting A1 retail use. An application for A3 / A4 has been submitted.

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

Rates

We expect an A3 / A3 occupier will apply for the rateable value to be reassessed following change of use. However, we are informed by Leeds City Council that the current Rateable Value of the premises for banking use is £170,000.

Viewing

Strictly by appointment through the sole letting agents.
SUBJECT TO CONTRACT.

Tom Hodgson
th@pudneyshuttleworth.co.uk
M: 07850 421525

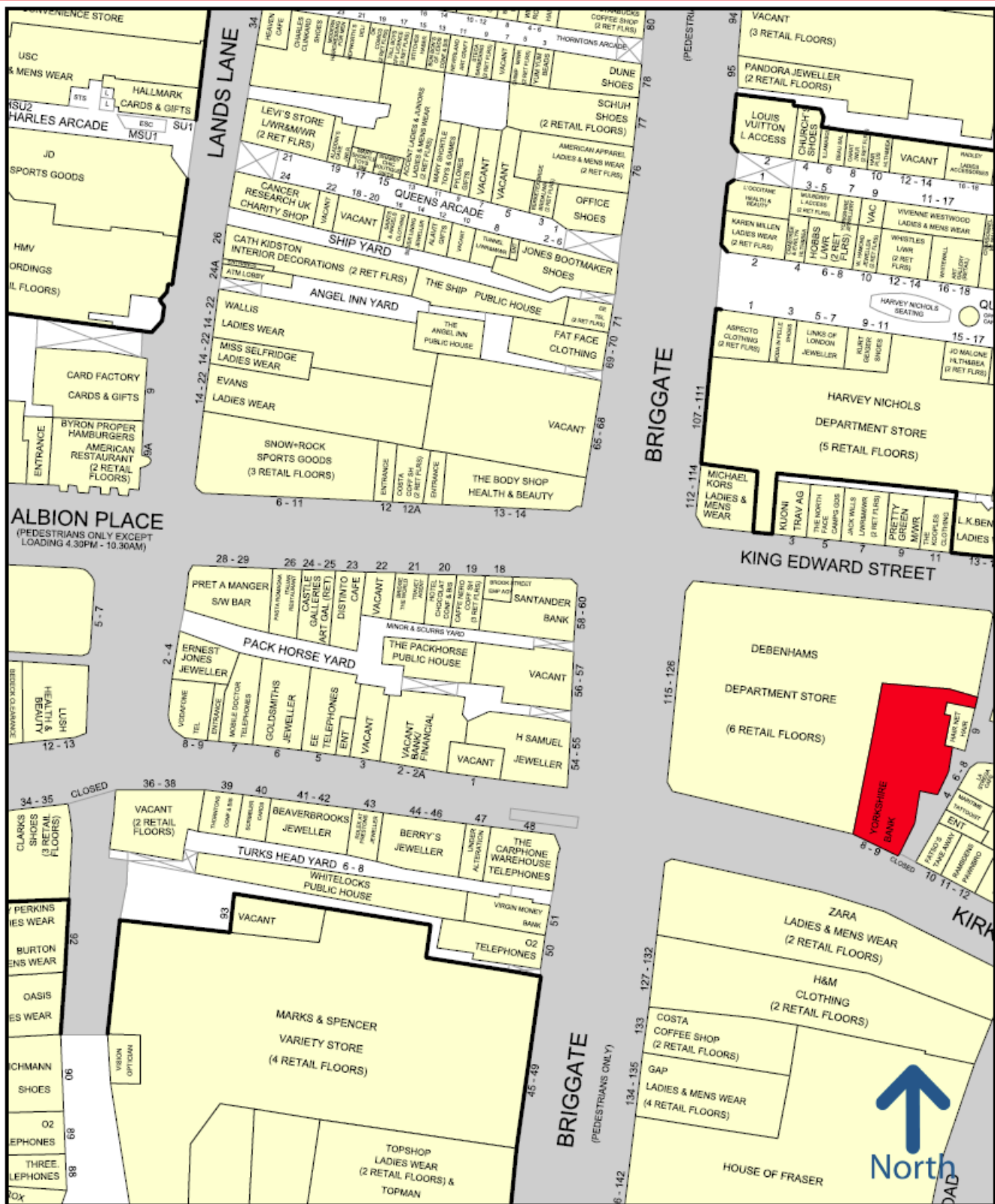
Richard Shuttleworth
rs@pudneyshuttleworth.co.uk
M: 07747 008458

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Pudney Shuttleworth
RETAIL & LEISURE PROPERTY CONSULTANTS
0113 203 1130