

UNIT C
BOND STREET
LEEDS LS1 5AA



Prime

RETAIL & LEISURE

OPPORTUNITY

Why Unit C Bond Street?

- o Retail unit 3,660 sq ft
- o 2 trading floors
- o Retail or leisure use
- o 8.85m footfall (170,000 per week)
- o Opposite Trinity Leeds shopping centre entrance
- o Adjacent to Gourmet Burger Kitchen, Chilango, Pret, Boots & Starbucks



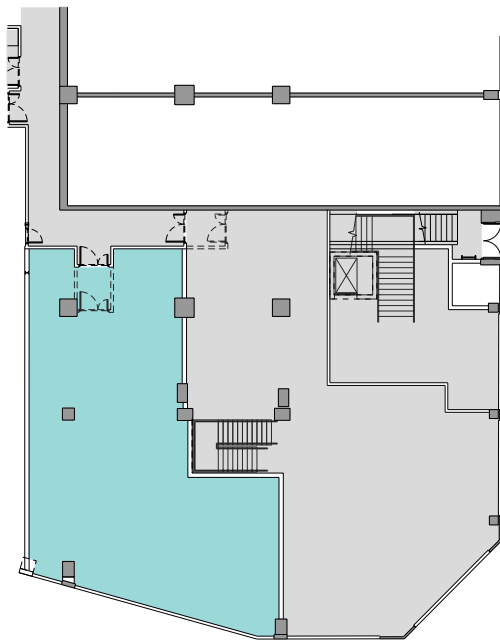


This double fronted unit sits prominently on Bond Street – the extremely busy pedestrian link between Leeds’ Retail and Office areas.

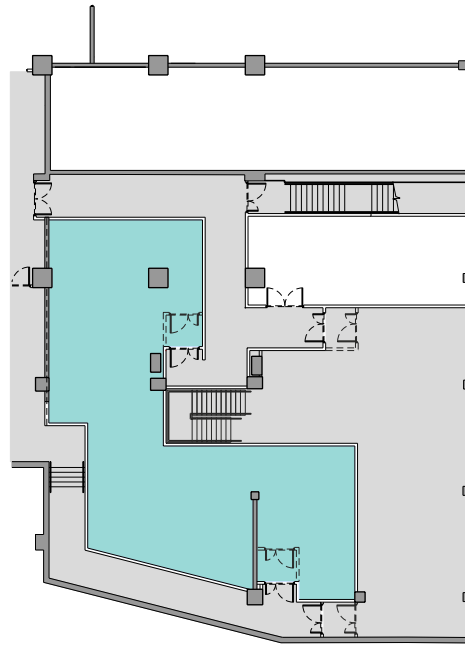
Occupiers in the immediate vicinity include Gourmet Burger Kitchen, Starbucks, Trinity Kitchen, Cosy Club amongst others.



Floorplates



Ground Floor 1,860 sq ft (172 sq m)



Basement 1,800 sq ft (167 sq m)

Lease

Available on a new lease, terms to be agreed

Rental

Upon application

Viewing

Available for immediate occupation



Josh Howe
0113 220 1239
Steve Henderson
0113 220 1206



Tom Hodgson
0113 203 1133
Richard Shuttleworth
0113 203 1132



Mark Proudlove
0113 388 4859



albionstreet-leeds.co.uk

Rateable Value

Unit yet to be assessed for rateable value

Service Charge

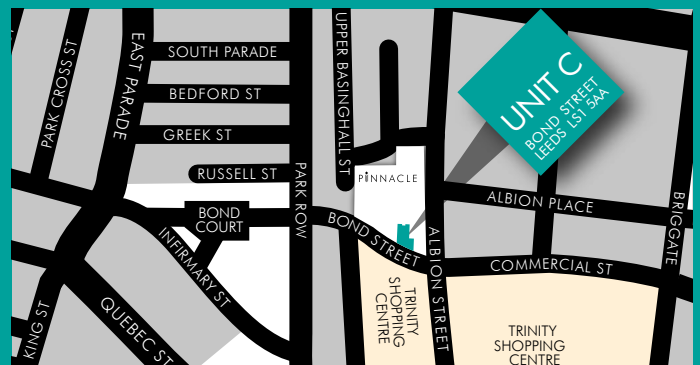
The current service charge is approximately £10,065 per annum

Accommodation Schedule

Area	Sq ft	Sq m
Ground Floor	1,860	172
Basement	1,800	167
Total	3,660	339

EPC

An EPC is available upon request



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