



## Unit 6

Central Arcade, Leeds, LS1 6DX

### PROMINENT RETAIL UNIT

**1,269 sq ft**  
(117.89 sq m)

- Busy shopping location
- High footfall
- Suitable for various uses (STP)



# Unit 6, Central Arcade, Leeds, LS1 6DX

## Summary

|                |                                                    |
|----------------|----------------------------------------------------|
| Available Size | 1,269 sq ft                                        |
| Rent           | £13,500 per annum                                  |
| Rates Payable  | £509.40 per annum<br>based on April 2023 valuation |
| Rateable Value | £12,250                                            |
| VAT            | Applicable. The property is elected for VAT.       |
| EPC Rating     | D (88)                                             |

## Description

The unit is located by the Central Road entrance to the Arcade and comprises a small ground floor shop with return frontage. Additional sales accommodation and ancillary space is available in the basement. Central Arcade offers a vibrant mix of retailers and leisure operators and benefits from high pedestrian footfall.

## Location

Central Arcade adjoins House of Fraser and is positioned directly opposite the Briggate entrance to Trinity Leeds Shopping Centre where retailers include Top Man/Top Shop and River Island on the Briggate frontage.

## Accommodation

The accommodation comprises the following areas:

| Name     | sq ft | sq m   |
|----------|-------|--------|
| Ground   | 254   | 23.60  |
| Basement | 1,015 | 94.30  |
| Total    | 1,269 | 117.90 |

## Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a quoting rent of £13,500 per annum exclusive.

## EPC

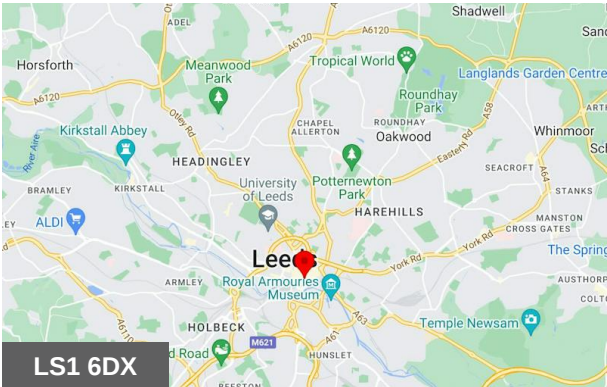
The property has an Energy Performance Asset rating of D. Further information is available.

## Planning

We understand the property currently benefits from the new E Class planning consent. Interested parties are advised to check with the Local Authority.

## VAT

The property is elected for VAT, meaning that VAT is payable on rent and service charge.



## Viewing & Further Information

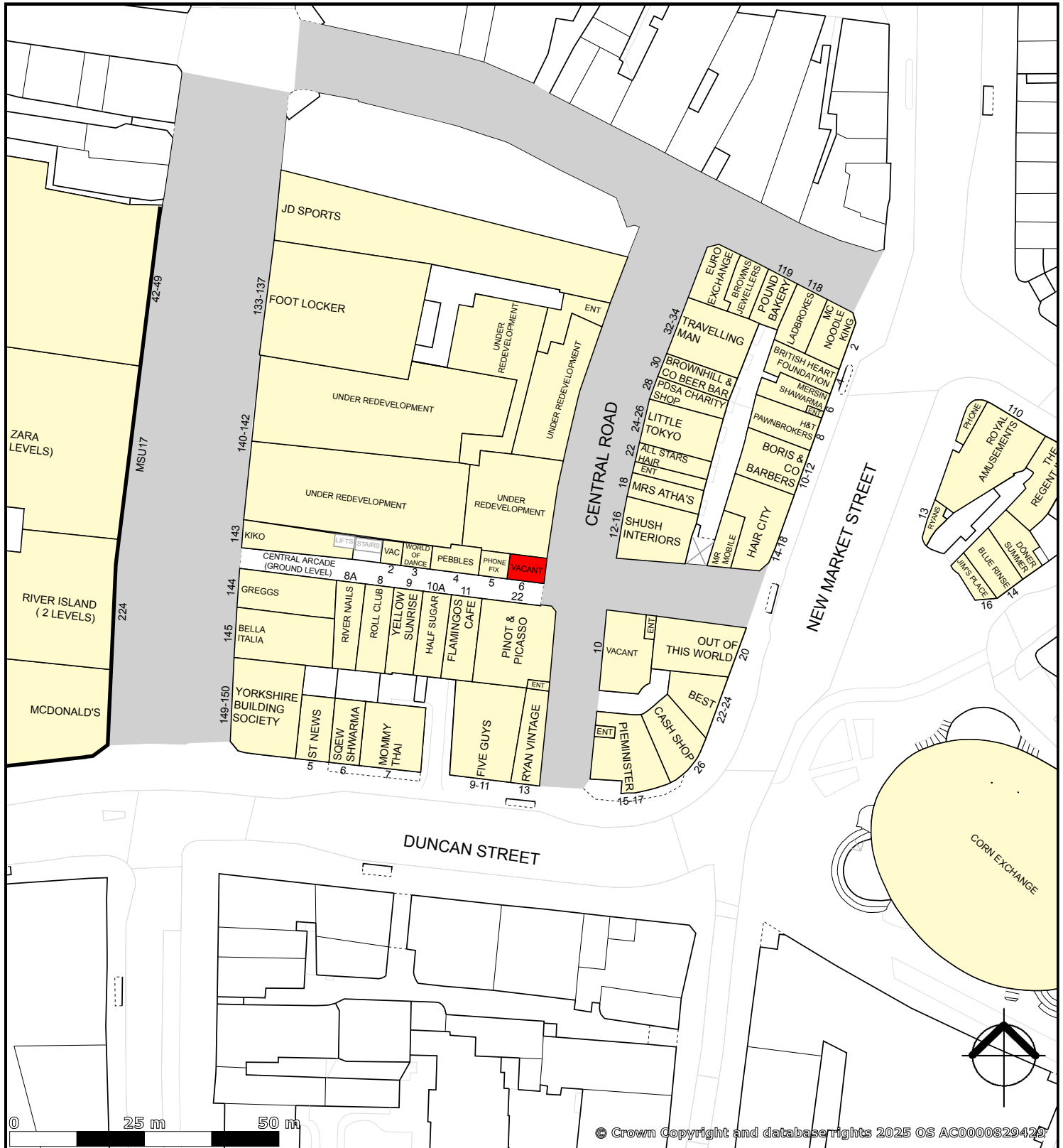


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Plotted Scale - 1:1,000