



9 County Arcade

Leeds, LS1 6BW

City Centre Retail Unit

767 sq ft
(71.26 sq m)

- Boutique shop unit
- Popular retail arcade
- Part of Victoria Quarter



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Summary

Available Size	767 sq ft
Rates Payable	£8,404 per annum
Rateable Value	£22,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (87)

Description

The property forms part of the historic County Arcade in Leeds City Centre. Internally the property comprises a small ground floor shop with further sales area at the first floor and storage in the basement.

Location

Victoria Leeds provides the best provision of full price luxury brands outside of London providing over 650,000 sq ft between its two main parts 'Victoria Quarter' and 'Victoria Gate'. Its provision extends into food and beverage with an array of fine cuisine restaurants including The Ivy, The Ivy Asia and Cut & Craft.

Anchored by Harvey Nichols, Victoria Quarter is an established retail destination in the heart of Leeds and its listed arcades provide a unique retail environment set over two distinct shopping streets, County Arcade and Queen Victoria Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	170	15.79
1st	305	28.34
Basement	292	27.13
Total	767	71.26

Terms

The property is available by way of assignment of an effectively full repairing and insuring lease which expires on 27th October 2027, at a passing rent of £38,000 per annum exclusive of VAT, business rates, utility costs, service charge, insurance and all other outgoings.

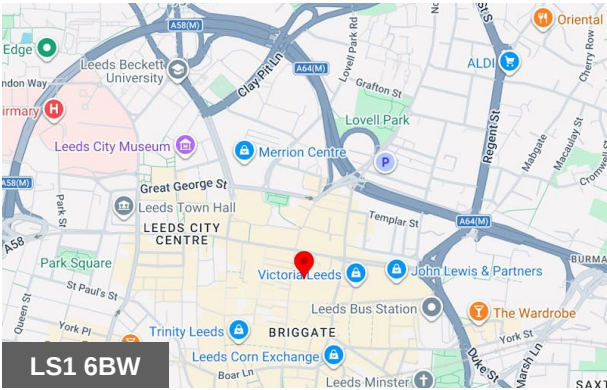
The property is also available by way of a sub-lease to be contracted outside the 1954 Landlord & Tenant Act.

Planning

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

Viewings

Viewings to be arranged either with Carter Towler or our joint agents LT Property Consultancy: enquiries@LTPropertyConsultancy.com +44 (0) 203 3756329



Viewing & Further Information

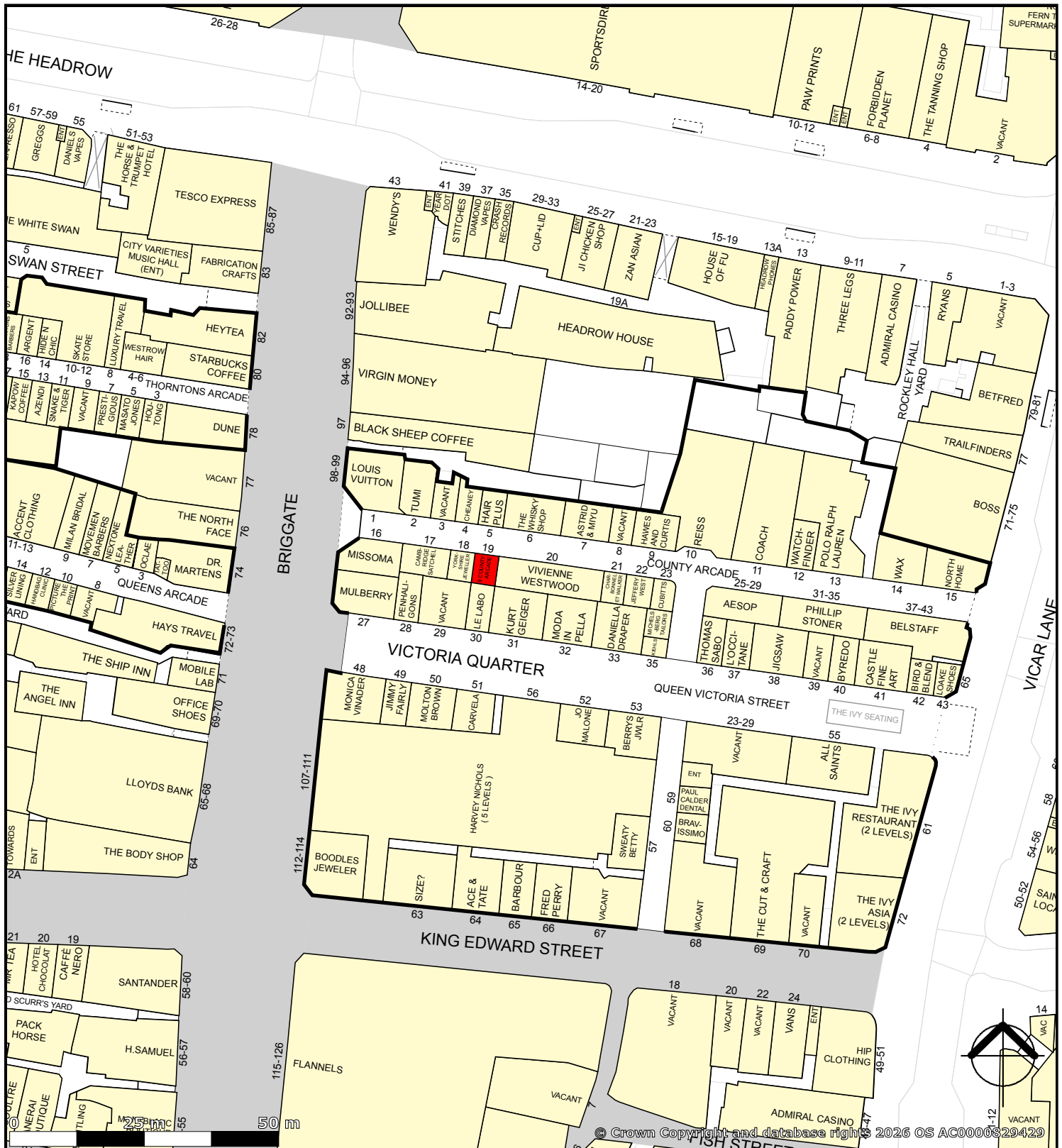


Tom Fuller
0113 245 1447
tomfuller@cartertowler.co.uk



Pete Bradbury
0113 245 1447
petebradbury@cartertowler.co.uk

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Plotted Scale - 1:1,000

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