

# Property Particulars

## Leeds

### Bond Court, Leeds, LS1 2JX



#### Location

These two ground floor units face directly onto Bond Court on the main thoroughfare from the central business district to Leeds' prime retail core. The units are in a highly prominent position and benefit from significant daytime pedestrian flow.

The premises are situated amongst major office occupiers including Pinsent Masons Solicitors, Deloitte, Colliers International, Knight Frank in addition to the Lloyds Bank and HSBC Leeds Head Offices.

Leisure operators in the vicinity include the recently opened Jamie's Italian and Gaucho Grill, along with Wagamama, Piccolino's, La Tasca, Henry's Café Bar, All Bar One, Living Room, Strada and the Slug & Lettuce.

#### Accommodation

The accommodation is currently used as ground floor offices, however, our client is able to secure vacant possession and plans to create two ground floor units for retail uses complementary to the immediate office environment.

Basement ancillary accommodation is also available, accessed directly from the main ground floor trading space. Indicative approximate floor areas are as follows:

**Unit A: 985 sq ft (91.5 sq m) GIA**  
- 700 sq ft ancillary basement accommodation

**Unit B: 1,085 sq ft (112 sq m) GIA**

NB. An external seating area may also be available, subject to the requisite consents.

#### Terms

The unit is available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed.

#### Rent

**Unit A:** £36,750 pax

**Unit B:** £36,250 pax

#### Service Charge

The units will also be subject to a service charge to cover the maintenance of the structure and common areas.

#### Planning

The unit currently benefits from A1 Retail planning consent, however, the unit may be suitable for restaurant or bar use, subject to securing A3 or A4 planning consent.

#### Rates

The premises have not yet been assessed for rating purposes.

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the rating liability.

#### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

#### VAT

All figures are quoted exclusive of VAT, if applicable.

#### Viewing

By appointment through the sole letting agents:

**Richard Shuttleworth**  
0113 3444 444  
07747 008458  
rs@pudneyshuttleworth.co.uk

**Nick Brearley**  
0113 3444 444  
07884 187884  
nb@pudneyshuttleworth.co.uk

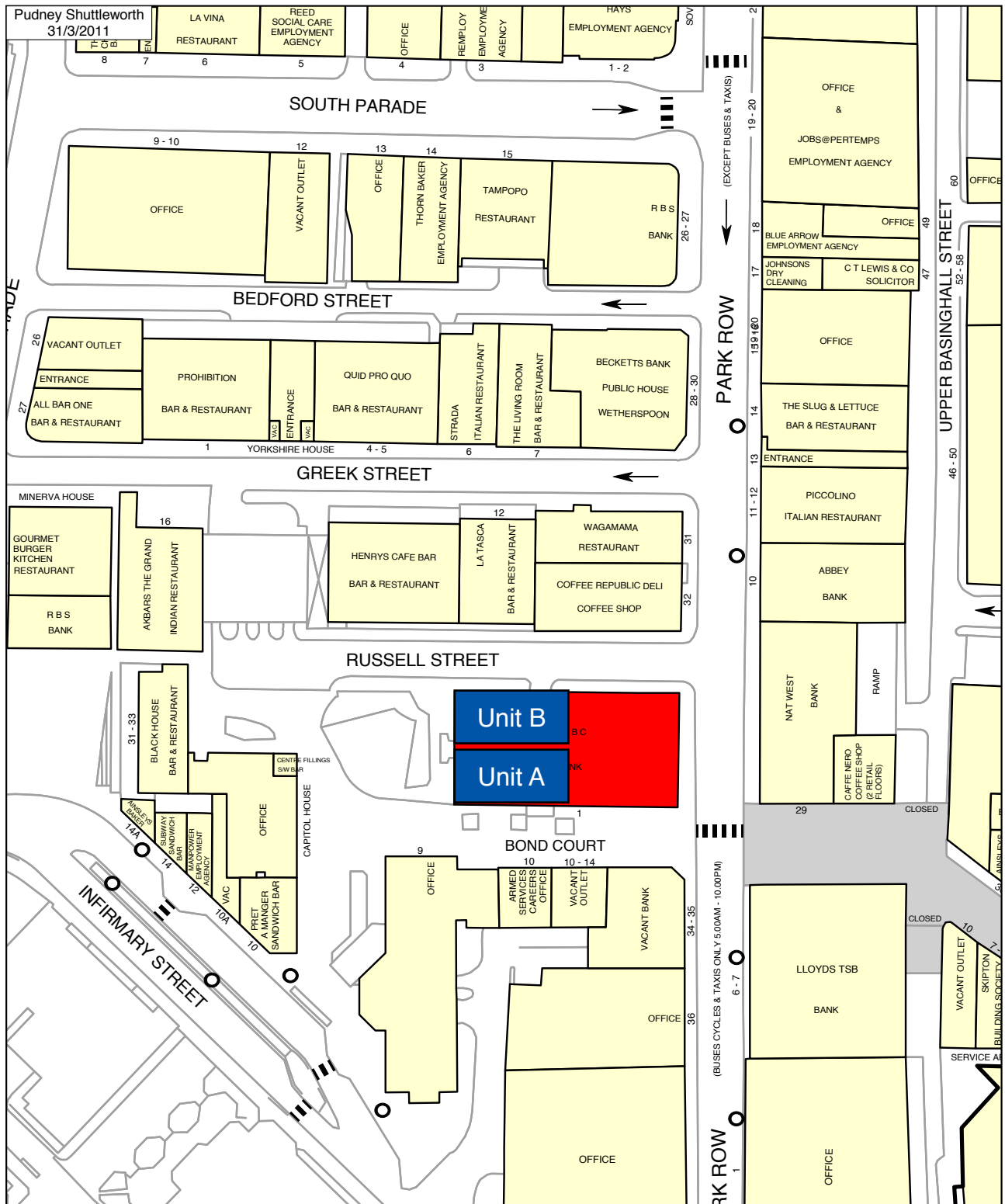
**SUBJECT TO CONTRACT**

**March 2011**

# Location Plan



## Leeds - Central



50 metres

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