

Property Particulars

CONFIDENTIAL – The staff are unaware of this disposal

Leeds

Unit 1, Cloth Hall Street, LS1 2HD



Located in a prominent city centre location adjacent to the Corn Exchange

Occupiers in the immediate vicinity include; Zizzi's, Las Iguanas, Pizza Express & Revolution

Subject to Vacant Possession

Potentially suitable for A3/A4 leisure uses, subject to planning consent

Highly Confidential – Staff Unaware

Location

The property is situated on the corner of Cloth Hall Street and Call Lane adjacent to The Corn Exchange in Leeds city centre. The unit is prominently located in the heart of one of the city's busiest leisure districts.

Occupiers nearby include Zizzi's, Las Iguanas, Pizza Express, Bar Room Bar, Oporto, Revolution & Anthony's Restaurant

Accommodation

The unit provides the following accommodation:

Ground Floor: 2,590 sq ft (241 sq m) GIA

Terms

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

Rent

£55,000 per annum exclusive.

Service Charge

There is an annual service charge to cover external repairs and maintenance to the structure of the building, currently budgeted at approximately £3,600pa.

VAT

All figures are quoted exclusive of VAT, if applicable.

Rates

The Local Rating Authority has verbally advised us that the premises are currently assessed as follows:

Rateable value: £51,000

Rates payable (2010/11): £21,114

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

Legal Costs

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

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.

Viewing

This disposal is highly confidential as the staff are unaware. Viewing is strictly by appointment through the sole letting agents:

Richard Shuttleworth

0113 3444 444

07747 008458

rs@pudneyshuttleworth.co.uk

Nick Brearley

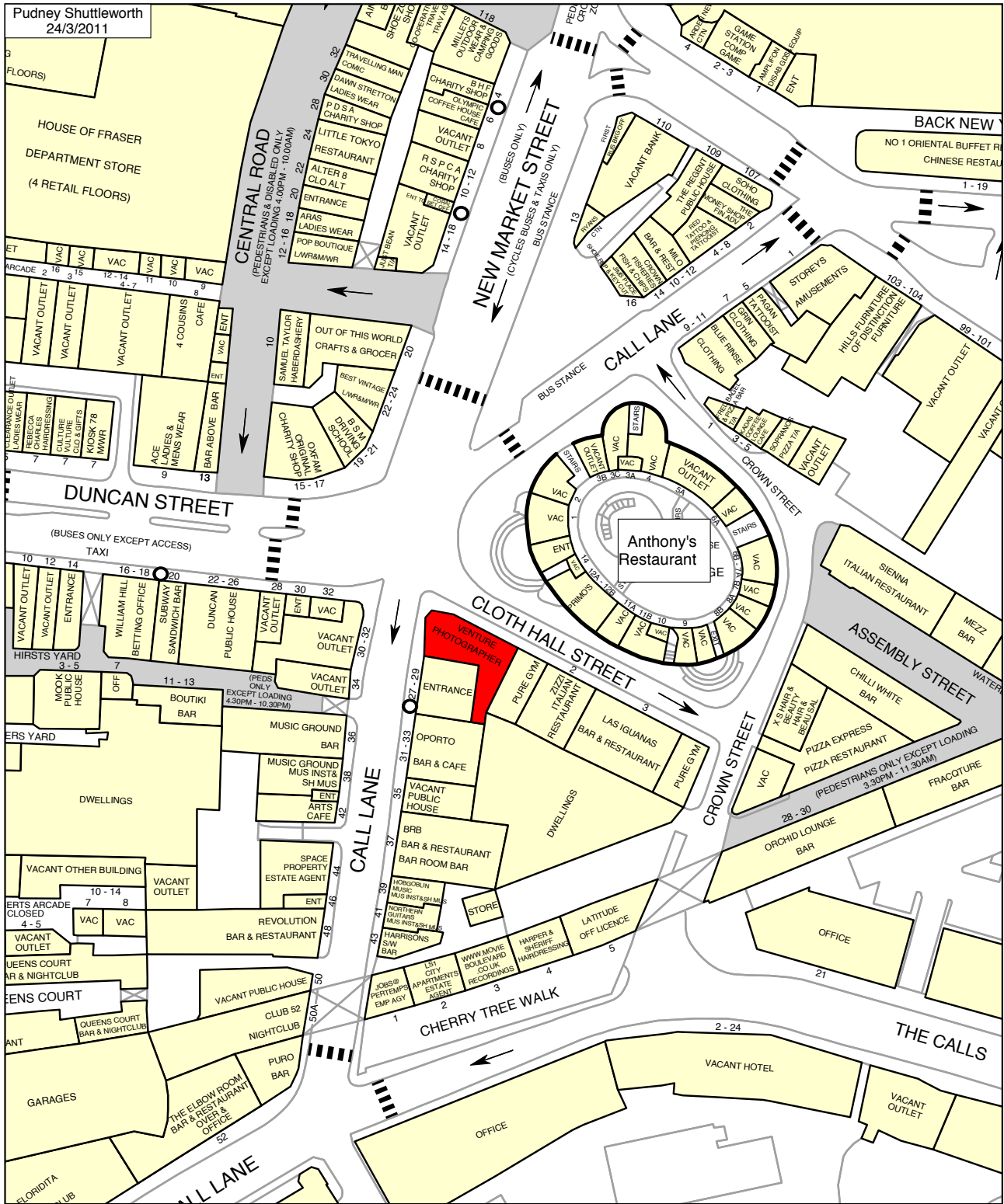
0113 3444 444

07884 187884

nb@pudneyshuttleworth.co.uk

SUBJECT TO CONTRACT

March 2011



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 0113 3444 444