

30
BOND
STREET
LEEDS CITY
CENTRE
LS1 5BQ
1,440 SQ FT
Including First Floor
Ancillary Space

Busy location situated in between the prime retail pitch and the city's west end office quarter. Trinity Kitchen immediately opposite.

Occupiers in the immediate vicinity include Pret, 200 Degrees Coffee, Wok to Walk, Greggs, Black Sheep Coffee and Pizza Punks.

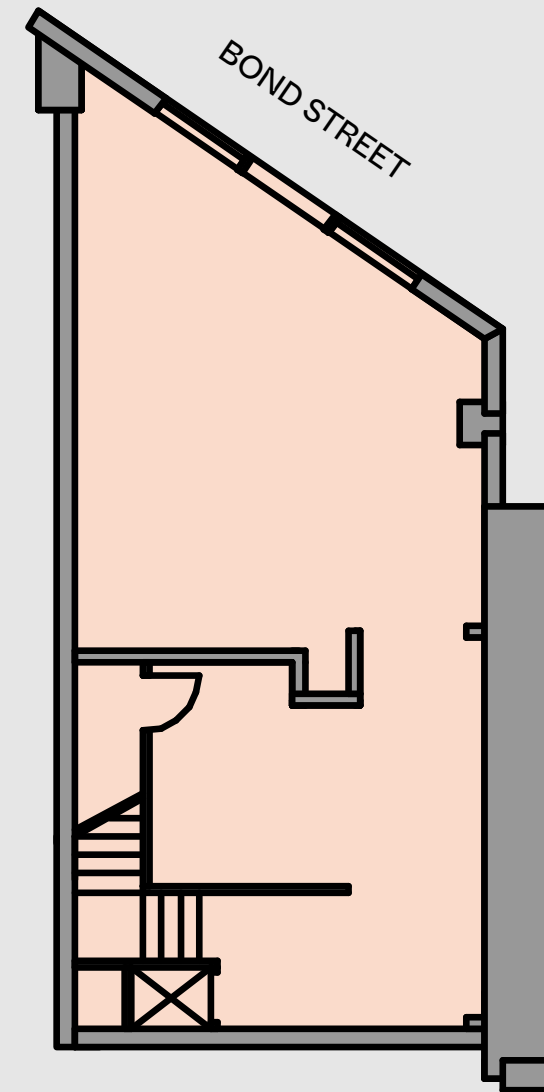


PRE-CLOSURE PHOTOGRAPH

30 BOND STREET THE PINNACLE

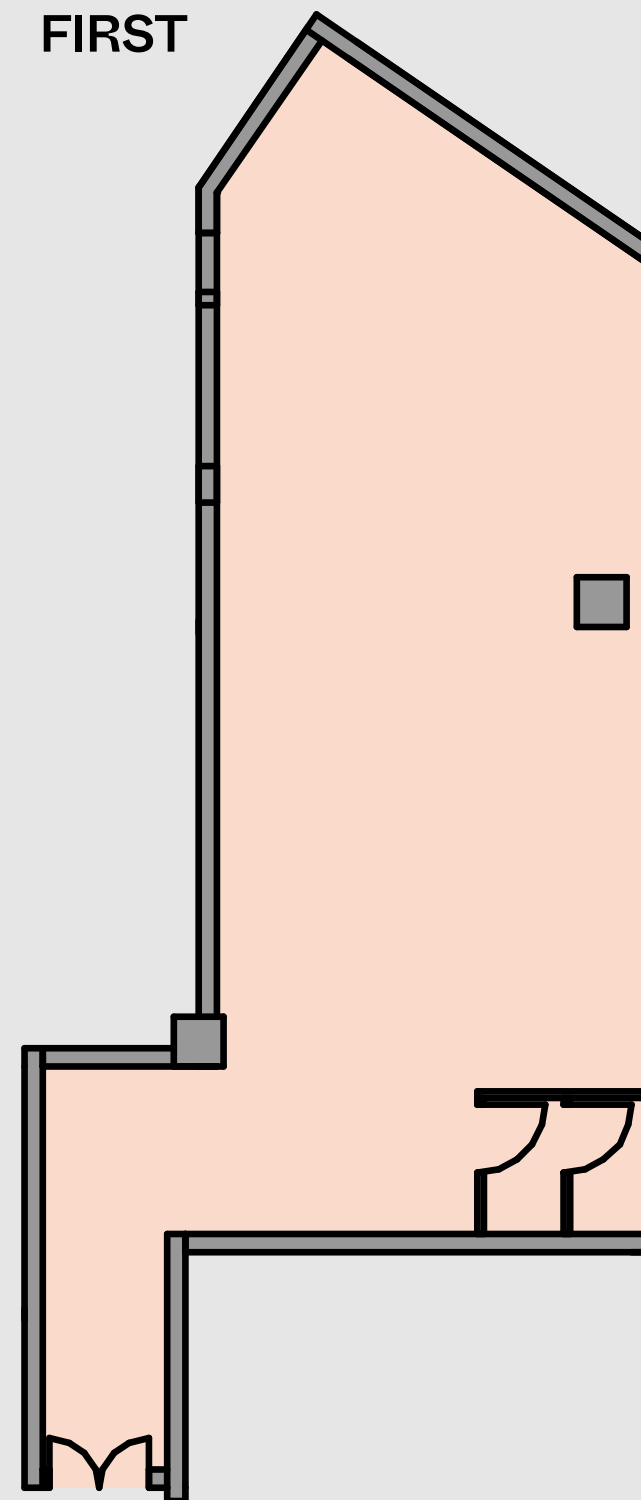


GROUND



INDICATIVE ONLY.
NOT TO SCALE.

FIRST



REAR
SERVICING

- Part fitted 1,440 sq ft unit
- Split over two floors
- Ground trading unit of 562 sq ft
- First floor back of house of 878 sq ft food preparation and storage
- The unit is part fitted with kitchen extracts and water points at ground and first floor

Bond Street is the main thoroughfare joining Leeds' business district and the city's retail centre, and this unit sits squarely amongst grab and go food retailers including Pret a Manger, Wok to Walk, McDonald's, 200 Degrees Coffee, Pizza Punks, Starbucks, Black Sheep Coffee and Greggs.

30 Bond Street also benefits from direct access to a 343 space multi-storey car park operated by Q Parks.



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RENTAL
£65,000 pax

VIEWING
Available for immediate viewing

RATEABLE VALUE
The unit has a rateable value of £66,500

SERVICE CHARGE
The current service charge is approximately £5,194 per annum

EPC
EPC rating of 'C'

ACCOMMODATION SCHEDULE

Area (NIA)	sq ft	sq m
Ground Floor	562	52.2
First Floor	878	81.6
Total	1,440	133.8

PINNACLELEEDS.CO.UK

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