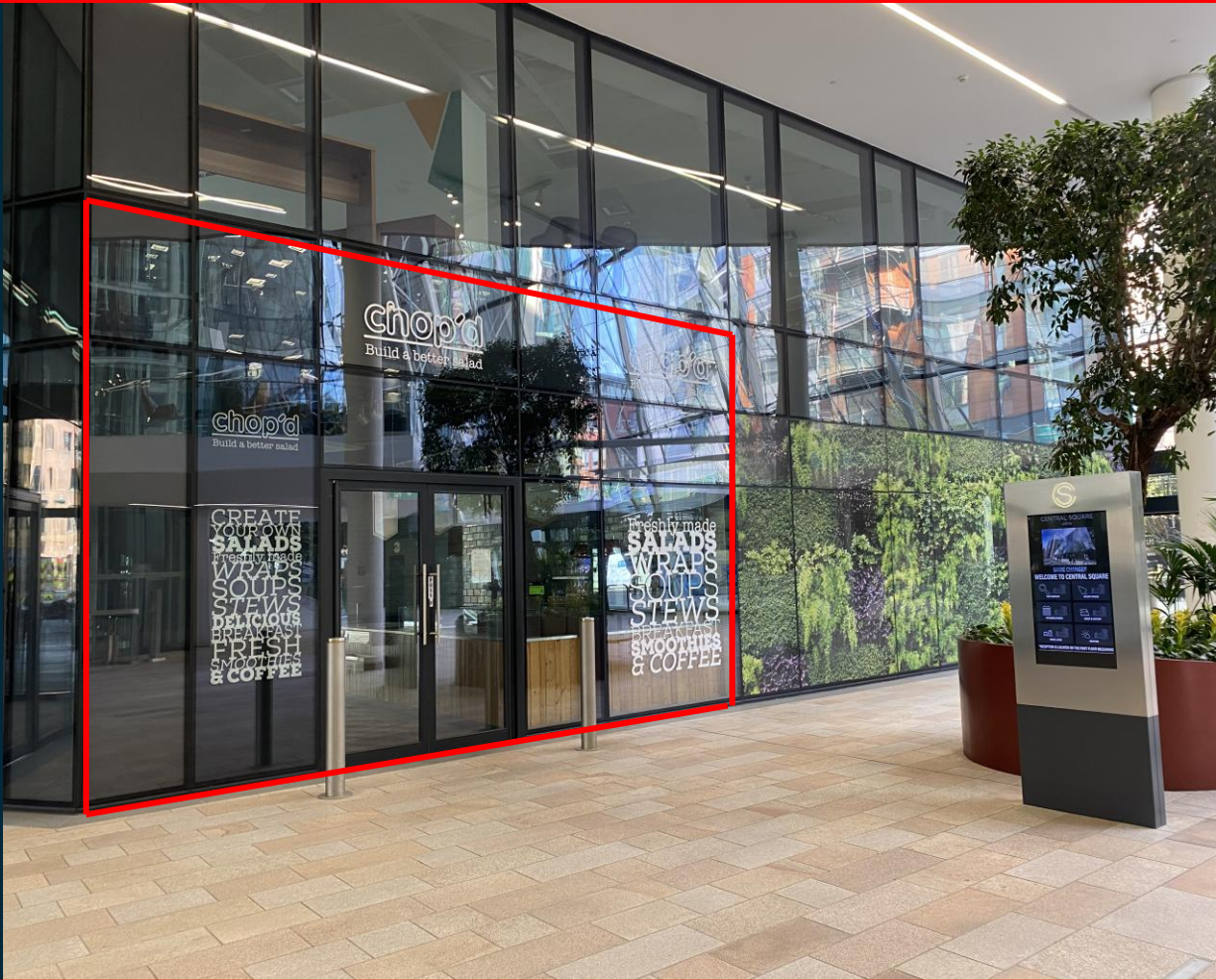


Fully Fitted Grab & Go Food Unit – To Let

Unit 7a Central Square, 29 Wellington Street, Leeds LS1 4DL



Will Hepplewhite
M: 07846 006790
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Miriam Hughes
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Location

Prominently positioned in Central Square, the unit benefits from direct access externally from Whitehall Road and also from the impressive internal office atrium. Leeds Train Station is a 2 minute walk to the east, while MEPC's 2 million sqft Wellington Place development is a 2 minute walk to the west.

Nearby leisure operators on this established leisure circuit include **Toast, The Soap Factory, Leeds Postal Service Bar, Lazy Lounge, Whitehall Restaurant & Bar, Veenno Italian Wine Bar, Hoist and The Good Luck Club**

Central Square is a flagship office building totaling approximately 128,000 sqft of grade A space. Key occupiers include PWC, SKY and Sanderson Weatherall. Please also see <https://centralsquareleeds.com/the-location/surrounding-occupiers/>

Accommodation

The unit is situated on the ground floor and provides a Net Internal Area (NIA) of approximately 900 sq ft.

Additional seating in the main office atrium may also be available. Details on request.

Planning

The premises currently benefit from Use Class E.

Terms

The unit is available for occupation on an effective Full Repairing and Insuring basis for a term of years to be agreed at a rent of £35,000 pax.

Business Rates

Rateable Value of £12,500.

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

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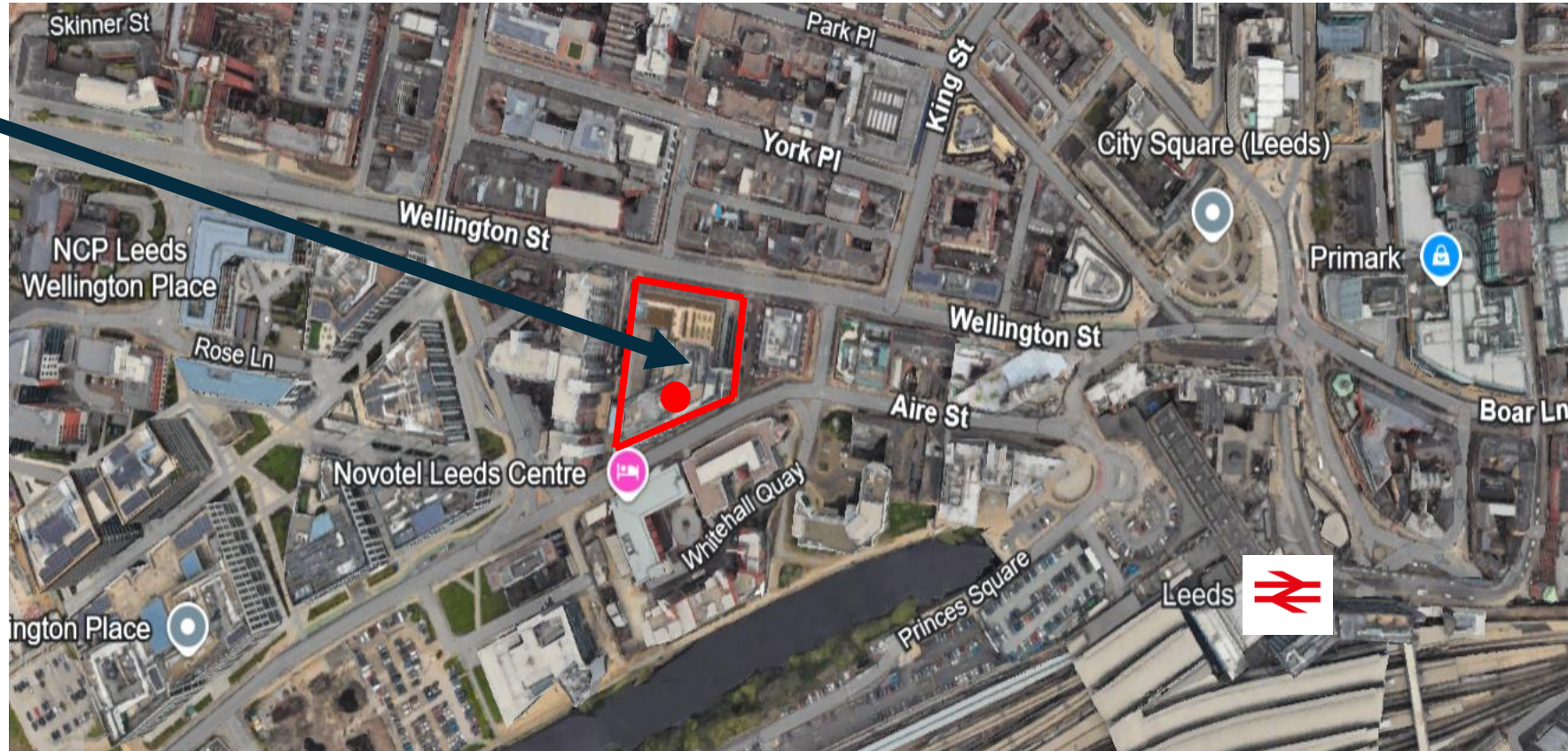
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Central Sq



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