

4,500 sq ft F&B/ Leisure/ Retail Unit – To Let

Unit 2, Central Square, 29 Wellington Street, Leeds LS1 4DL



Will Hepplewhite
M: 07846 006790
wh@pudneyshuttleworth.co.uk

Miriam Hughes
M: 07470 862042
mh@pudneyshuttleworth.co.uk

Richard Shuttleworth
M: 07747 008458
rs@pudneyshuttleworth.co.uk

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Location

Prominently positioned in Central Square, the unit benefits from direct access externally from Wellington Street. 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, Veenio 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

This unit is currently fitted as a former convenience store, and provides a Gross Internal Area (GIA) of approximately 4,500 sq ft all on ground level.

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.

Rent on application.

Business Rates

The Rateable Value is £63,500.

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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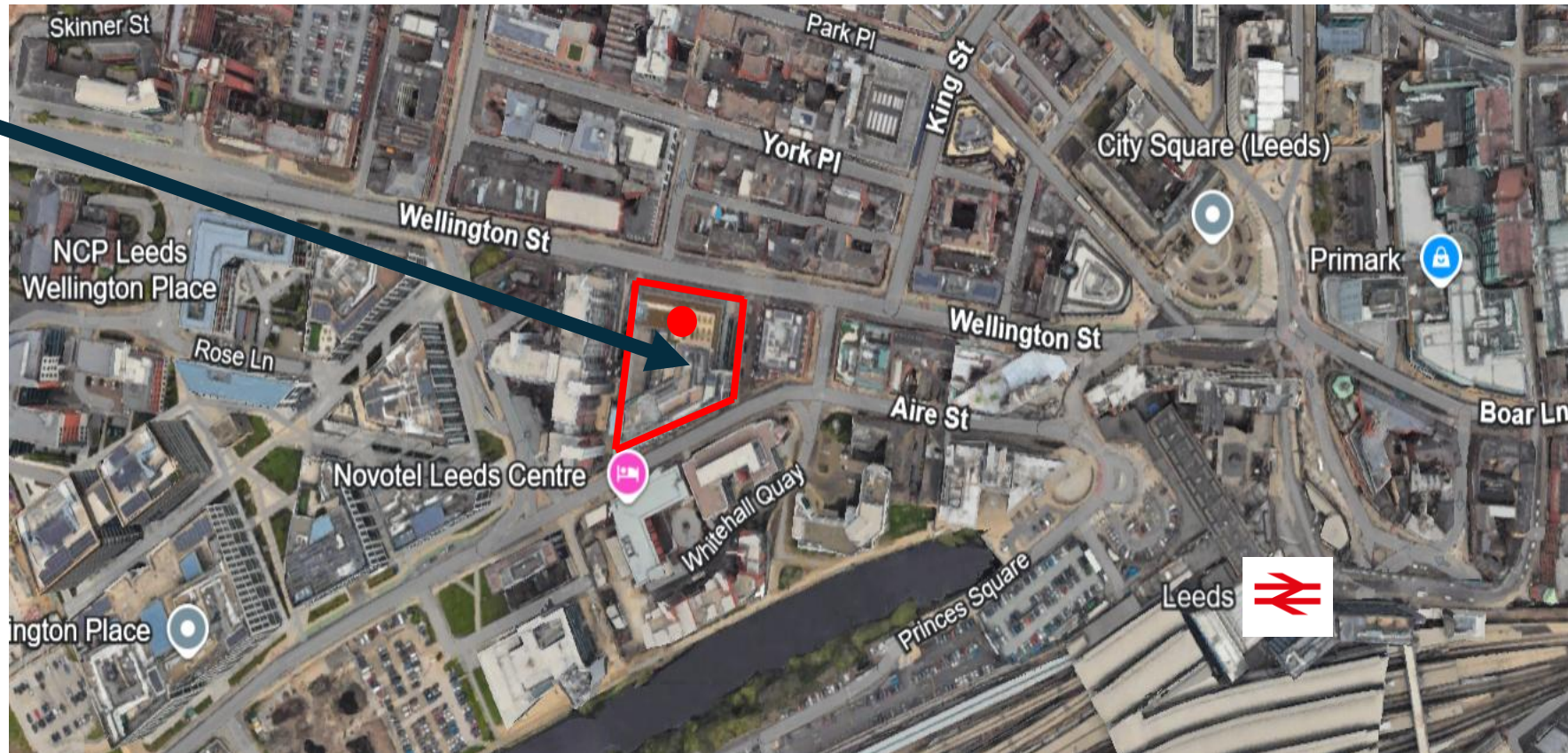
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