

RETAIL / LEISURE UNIT TO LET

LEEDS

EAST PARADE / ST PAUL'S STREET



Location

The proposed property is located at the busy junction of East Parade and St Paul's Street being prominently positioned between the office/professional core of Leeds and the wider City Centre. Office occupiers in the immediate vicinity include Jones Lang LaSalle, Blacks Solicitors, Savills, Avison Young and The Bank of England.

Nearby occupiers include **Starbucks, Tesco Express, Wolf Street Food, Dirty Martini, The Box, Tattu** and **Manahatta**.

Accommodation

The property arranged over the ground floor, will benefit from a dual entrance onto both St Paul's Street and into the nearby refurbished office lobby of 1 East Parade, comprising of the following approximate areas:

Ground Floor	124.5 sq m	1,340 sq ft
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Rent

Available upon Application.

SAVILLS LEEDS

Ground Floor
3 Wellington Place
Leeds LS1 4AP
savills.co.uk

savills



Tenure

The property will be available to let on a new 10 year effectively Full Repairing and Insuring Lease, subject to 5 yearly rent reviews.

Rates

We have been verbally advised by the Local Authority that the premises are to be assessed for rating purposes following completion of the works.

Service Charge

The current on account service charge for 2019 is £2,278 per annum.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

To be assessed

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

Josh Howe
jhowe@savills.com
0113 220 1239

or via our joint agents Barker Proudlove
0113 388 4860

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December 2019

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