



**16 THORNTON'S ARCADE  
LEEDS  
LS1 6LQ**

**TO LET**

**CITY CENTRE RETAIL UNIT**

**TOTAL FLOOR AREA 599 SQ FT (55.6M<sup>2</sup>)**

## Location

Situated within Thornton's Arcade which links the prime areas of Lands Lane and Briggate within Leeds city centre. The property is located in the centre of the Arcade and nearby occupiers include Starbucks, West Row, Dune, Bagel Nash, and Ann Summers, along with an eclectic mix of retail and café operators.

## Description

The property comprises a ground floor retail shop with additional first floor retail space and second floor storage, kitchenette, and staff WC. The unit benefits from an internal electric roller shutter to the shop front.

## Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice 6<sup>th</sup> Edition the unit provides the following approx. net internal areas:

ground floor:	236 sq ft (21.9m <sup>2</sup> )
first floor:	186 sq ft (17.3m <sup>2</sup> )
second floor:	177 sq ft (16.4m <sup>2</sup> )
Total:	599 sq ft (55.6m <sup>2</sup> )

## Terms

The property is available by way of a new lease on full repairing and insuring terms for a minimum certain term of 3 years. The initial rental will be **£19,500** p.a. exclusive. It is understood that VAT is not applicable on the sale of this property.

## Business Rates

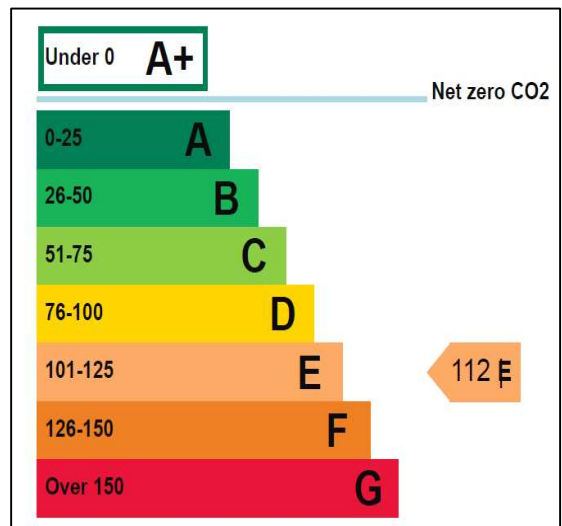
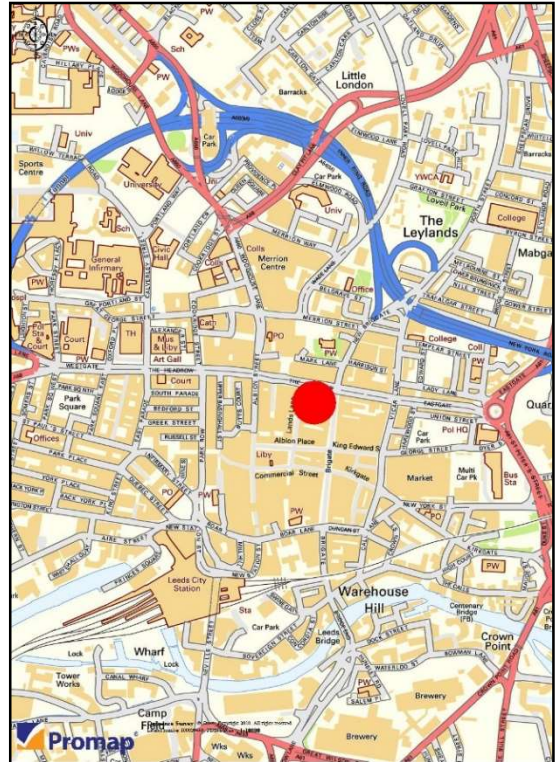
According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£13,750**. Interested parties are advised to direct further enquiries to the local authority.

## Viewing/Further Information

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 2395777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)) or Alfie Stevens-Neale on 0113 2395778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)).

## SUBJECT TO CONTRACT

Details amended September 2021 SPD/LPJ



MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.