LEEDS – 3-9 LUDGATE HILL
A1 RETAIL OPPORTUNITY – SUBJECT TO VACANT POSSESSION

Location
The subject property occupies a corner location on Ludgate Hill, adjacent to Sainsbury’s Local and Victoria Gate Shopping Centre. The unit is also directly opposite Kirkgate Market.

Ludgate Hill also acts as a popular cut through from Vicar Lane through to the new scheme and the car park therefore generating a healthy amount of footfall.

Demise
The property is arranged over ground and basement level, providing the following approximate dimensions and areas:

<table>
<thead>
<tr>
<th>Ground Floor</th>
<th>Basement</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>762 sq ft</td>
<td>1,694 sq ft</td>
<td>2,456 sq ft</td>
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<tr>
<td>71 sq m</td>
<td>157 sq m</td>
<td>228 sq m</td>
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Tenure
The property is available by way of a new effectively full repairing and insuring lease for a term of 10 years subject to 5 yearly upward only rent reviews.

Rent
Upon application.

Rates
Rateable Value: £57,500

Interested parties are advised to make their own enquiries through Leeds City Council – telephone 0113 376 0359.

EPC
Available upon request.
Leeds - Central

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