LEEDS – 7-9 BOND STREET
A1 RETAIL OPPORTUNITY – SUBJECT TO VACANT POSSESSION
CONFIDENTIAL – STAFF UNAWARE

Location
The subject property occupies an excellent trading position on Bond Street, adjacent to Skipton Building Society and Boots. The Trinity Centre and popular Trinity Kitchen is only a short walk away, attracting a significant level of footfall to the locality.

Other nearby occupiers include Pret A Manger and Tesco along with the brand new Spaces co-working office.

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

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>679</td>
<td>63</td>
</tr>
<tr>
<td>First Floor</td>
<td>686</td>
<td>64</td>
</tr>
<tr>
<td>Total</td>
<td>1,365</td>
<td>127</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
£80,000 per annum exclusive

Rates
Rateable Value: £60,500

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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