

LEEDS

31 BOND STREET



LOCATION

The premises are situated in a prime location within Leeds City Centre where nearby retailers include **Tesco Metro**, **Next**, **Pret a Manger**, **Boots** and **Caffé Nero**.

ACCOMMODATION

The premises are arranged over ground and first floor levels and provide the following net internal floor areas:

Ground Floor Sales	1,600 sq ft	148.7 sq m
First Floor Sales	320 sq ft	29.7 sq m
First Floor Stock	770 sq ft	71.5 sq m

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of 15 years, subject to 5 yearly upward only rent reviews.

RENT

£130,000 per annum exclusive.

RATES

We have made enquiries with the Local Rating Authority and have been informed that the unit is subject to the following rating assessment:

Rateable Value	£138,000
UBR 2010/2011 -	41.4 p
Rates payable	£57,132

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

VIEWING

Viewing is strictly via prior appointment with Central Retail:

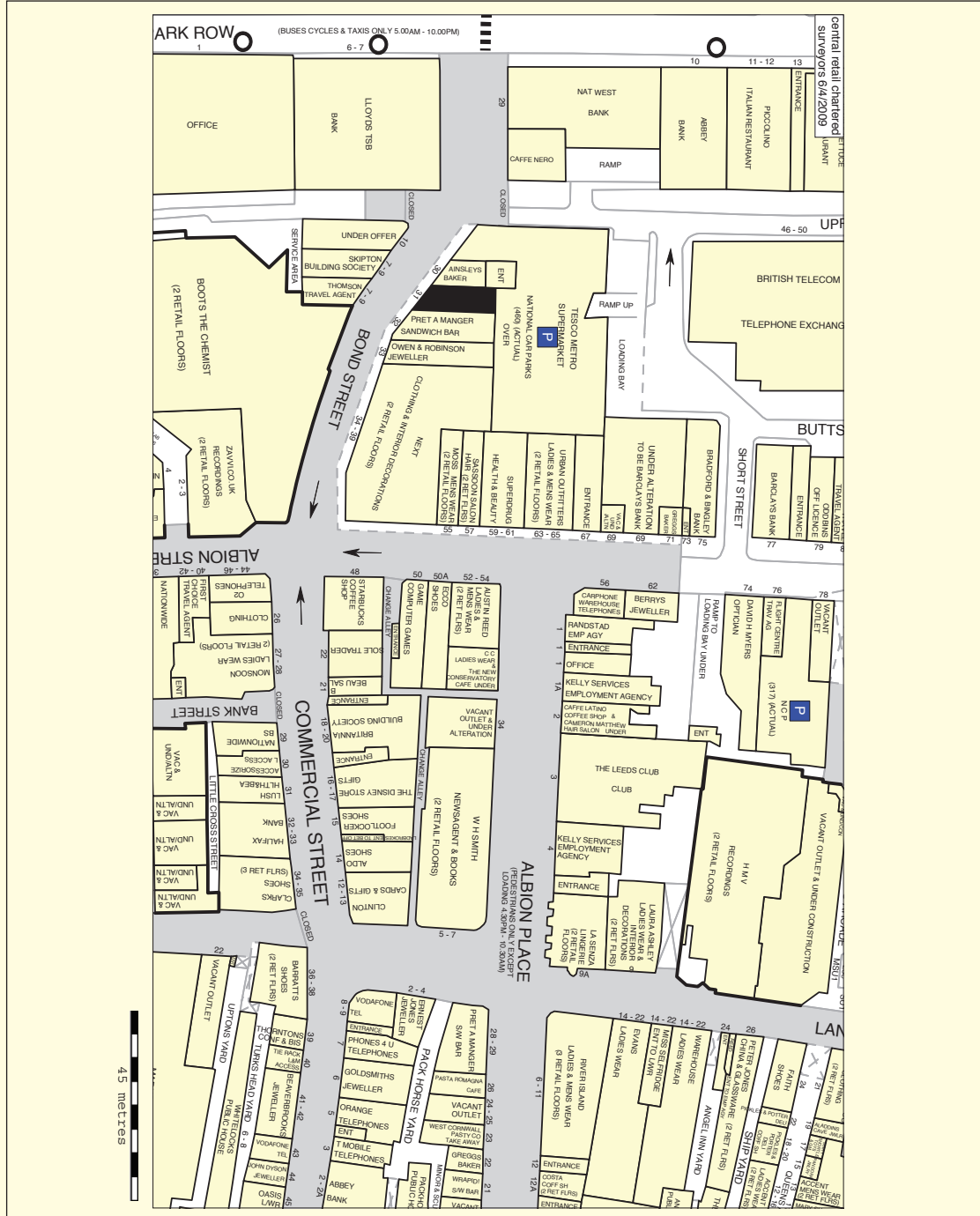
Contact: David Rawstron (david@central-retail.co.uk)

Or via our joint agent, Sammy Jones at GVA Grimley (0161 956 4064)

SUBJECT TO CONTRACT



Leeds – Central



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