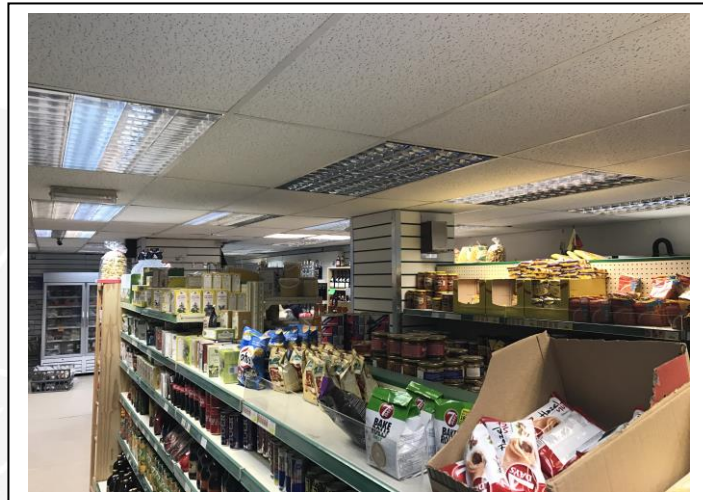




**21-23 New York Street  
Leeds, LS2 7DT**



**TO LET**

**City Centre Retail Unit with Return Frontage  
81.87 sqm (881 sqft)**

**Plus Basement Stores/Additional Facilities of 73.88 sqm (795 sqft)**

**RENTAL: £21,500 Per Annum Exclusive**

# 21-23 New York Street, Leeds, LS2 7DT

## LOCATION

The property occupies a prominent position within Leeds City Centre with substantial frontage to New York Street, at the southern entrance to Kirkgate Market opposite the Post Office and close to other retailers including Cash Generator, Storeys Amusements and The Regent Public House.

## DESCRIPTION

The property comprises part of an attractive Grade II Listed 4-storey brick building the upper floors of which are utilised as student living accommodation by Unipol.

The subject property occupies part of the ground and basement levels to this building and consists of a prominent retail unit which currently trades as Euro Mix Food. The ground floor offers open plan accommodation with return display frontage plus separate kitchenette and WC facilities to the rear. The basement area offers substantial stores with good floor to ceiling height.

## ACCOMMODATION

According to our measurements taken on site the property offers the following accommodation:-

### Ground Floor

Gross Frontage	14.54 m	(48 ft)
Return Frontage	5.91 m	(19 ft)
Retail/Sales Area	78.77 sqm	(848 sqft)
Kitchenette	3.10 sqm	(33 sqft)
WC Facilities	---	---

### Basement

Stores	73.88 sqm	(795 sqft)
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**Approx. Total Net Internal Floor Area**

**155.75 sqm (1,677 sqft)**

## SERVICES

The property is understood to benefit from the provision of the majority of mains services to include electric, water and mains drainage. We would further make comment gas has been previously supplied.

**Please Note** - none of these services have been tested and tenants are advised to satisfy themselves as to their suitability and condition.

## OUTGOINGS

We understand the property to be assessed for Uniform Business Rates as follows:-

Description: Shop and Premises  
Rateable Value: £27,250

The Uniform Business Rate for 2016/2017 is 49.7 pence in the £.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

## TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed. Any term in excess of 3 years will incorporate 3 yearly upward only rent reviews.

## RENTAL

£21,500 per annum paid quarterly in advance.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for the premises is:-

D - 82

## LEGAL COSTS

The ingoing tenant will be responsible for both party's legal costs incurred in the transaction.

## VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company**  
**Christopher J Fox – Tel: 0113 389 1049**  
**Email: [cfox@markbrearley.co.uk](mailto:cfox@markbrearley.co.uk)**  
**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

(February 2017 – 5631/CJF)

**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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