

Leeds

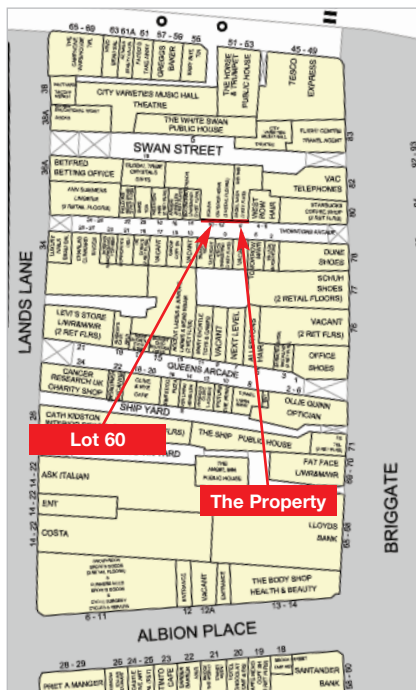
8 Thorntons Arcade West Yorkshire LS1 6LQ

- **Attractive Grade II Listed Freehold Shop Investment**
- Let to Bagel Nash (Retail) Limited
- City centre location within the Thorntons Arcade
- Some 80m from the Victoria Quarter
- Reversion 2021
- Current Rent Reserved

£32,000 pa

**On the Instructions of a
Major UK Fund Manager**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Leeds is the principal commercial, financial and administrative centre for the North of England. The city enjoys excellent communications being at the junction of the M1 and M62 motorways, having regular rail services (London King's Cross, 2 hours) and also benefiting from Leeds/Bradford Airport some 7 miles north of the city centre.

The property is situated in the city centre, within the Grade II listed Thorntons Arcade which links Briggate with Lands Lane. The Victoria Quarter is some 80m from the property and is home to Harvey Nichols, Louis Vuitton and Mulberry, amongst many others. Other occupiers close by include Vodafone (adjacent), Starbucks, Betfred, Dune, Pandora, Ann Summers, Footasylum and JD Sports.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with additional seating and stockroom on the first floor and office, store and customer WCs on the second floor. There is secondary access from Swan Street to the rear. The property forms part of the Thorntons Arcade.

The property provides the following accommodation and dimensions:

Gross Frontage	3.89 m	(12' 9")
Net Frontage	3.39 m	(11' 2")
Shop Depth	11.10 m	(36' 5")
Built Depth	13.40 m	(43' 11")
Ground Floor Sales	51.25 sq m	(552 sq ft)
First Floor Ancillary	43.45 sq m	(468 sq ft)
Second Floor Front	17.35 sq m	(187 sq ft)
Second Floor Rear	12.60 sq m	(136 sq ft)
Total	125.45 sq m	(1,350 sq ft)

Tenancy

The property is at present let to BAGEL NASH LIMITED for a term of 5 years from 29th April 2016 at a current rent of £32,000 per annum. The lease contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 121 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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