

Leeds

7-9 Ludgate Hill

Class E Opportunity



Location

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

The **Ivy** and **The Ivy Asia** are located directly opposite the ownership on Vicar Lane. Nearby retailers include **The Cut & Craft**, **The Hip Store** and recently opened **Boom Battle Bar**.

Demise

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

Ground Floor	776 sq ft	72.14 sq m
Sub-Basement	960 sq ft	89.19 sq m
Basement	682 sq ft	63.34 sq m
Total	2,418 sq ft	224.67 sq m

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£40,000 per annum exclusive

Rates

Rateable Value	£59,000
Rates Payable	£30,208 p.a.

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

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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