

Leeds

50-51 Briggate

Class E Flagship Opportunity – Subject to Vacant Possession



Location

The subject property is located in heart of pedestrianised Briggate in central Leeds. Strategically positioned adjacent **M&S** and near the entrance to **Trinity**, the subject property offers an outstanding flagship opportunity. **Zara** will be opening their new store this summer and **Flannels** are currently fitting out the former Debenhams.

Other notable retailers in close proximity include **JD Sports**, **Zara**, **Foot Locker** and **IWC Jewellers**.

Demise

Post amalgamation works, the property will be arranged over multiple floors comprising the following approximate net internal floor areas:

Ground Floor (Sales)	2,224 sq ft	207 sq m
Basement (Potential Sales)	1,421 sq ft	132 sq m
First Floor (Potential Sales)	2,080 sq ft	193 sq m
Second Floor (Ancillary)	1,387 sq ft	129 sq m
Third Floor (Ancillary)	597 sq ft	55 sq m
Total	7,709 sq ft	715 sq m

Tenure

Subject to vacant possession the property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

£300,000 per annum exclusive.

Rates

The property will be re-assessed for rating purposed post completion of the works.

Timing

Handover is targeted for Q3 2024.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

020 7190 9801
forge-cp.com

Ian Webster
020 7190 9802
07901 516 723
ian@forge-cp.com

Harry Hill
020 7190 9805
07585 545 068
harry@forge-cp.com



Experian Goad Plan Created: 01/02/2024
Created By: Forge

50 metres

Copyright and confidentiality Experian, 2022. © Crown
copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

