

# On the Instruction of NYX PMU

## LEASEHOLD AVAILABLE

### Unit 2.31, Trinity Leeds, LS1 5AR



#### Location

The subject premises occupy a 100% prime location on the ground floor of Trinity Leeds. The subject unit is adjacent to **Skechers** and **Rituals**.

Other retailers within the immediate vicinity include **Victoria's Secret**, **Hollister** and **Apple**.

#### Description

The property is comprised at ground floor only, with storage, staff and ancillary accommodation to the rear.

Approximate areas and dimensions are as follows:

#### Accommodation

Internal Width	11 m	36 ft
Shop Depth	24 m	79 ft
<b>Ground Floor Total</b>	<b>115.7 sq m</b>	<b>1,246 sq ft</b>

#### Key Features

- 100% Prime location
- Incentives available subject to covenant
- High specification fit out

#### Viewing

By appointment via this office:

##### Ram Rasiah

t: +44 (0) 20 718 22203  
e: ram.rasiah@cbre.com

##### Kieran Leay

t: +44 (0) 20 718 22760  
e: kieran.leay@cbre.com

#### CBRE Limited

Henrietta House, Henrietta Place  
London W1G 0NB

[www.cbre.co.uk/retail](http://www.cbre.co.uk/retail)

Date of Issue 05-06-2019

#### Terms

The premises are held by way of a lease expiring 28<sup>th</sup> September 2027. There is a tenant only break option on 28<sup>th</sup> September 2022.

#### Passing Rent

The passing rent is £175,000 per annum exclusive.

#### Service Charge

£17,500 per annum.

#### Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £110,500 and the rates payable are £55,692. The UBR for 19/20 is 50.4p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

#### EPC

An EPC is available on request.

DISCLAIMER: CBRE Limited

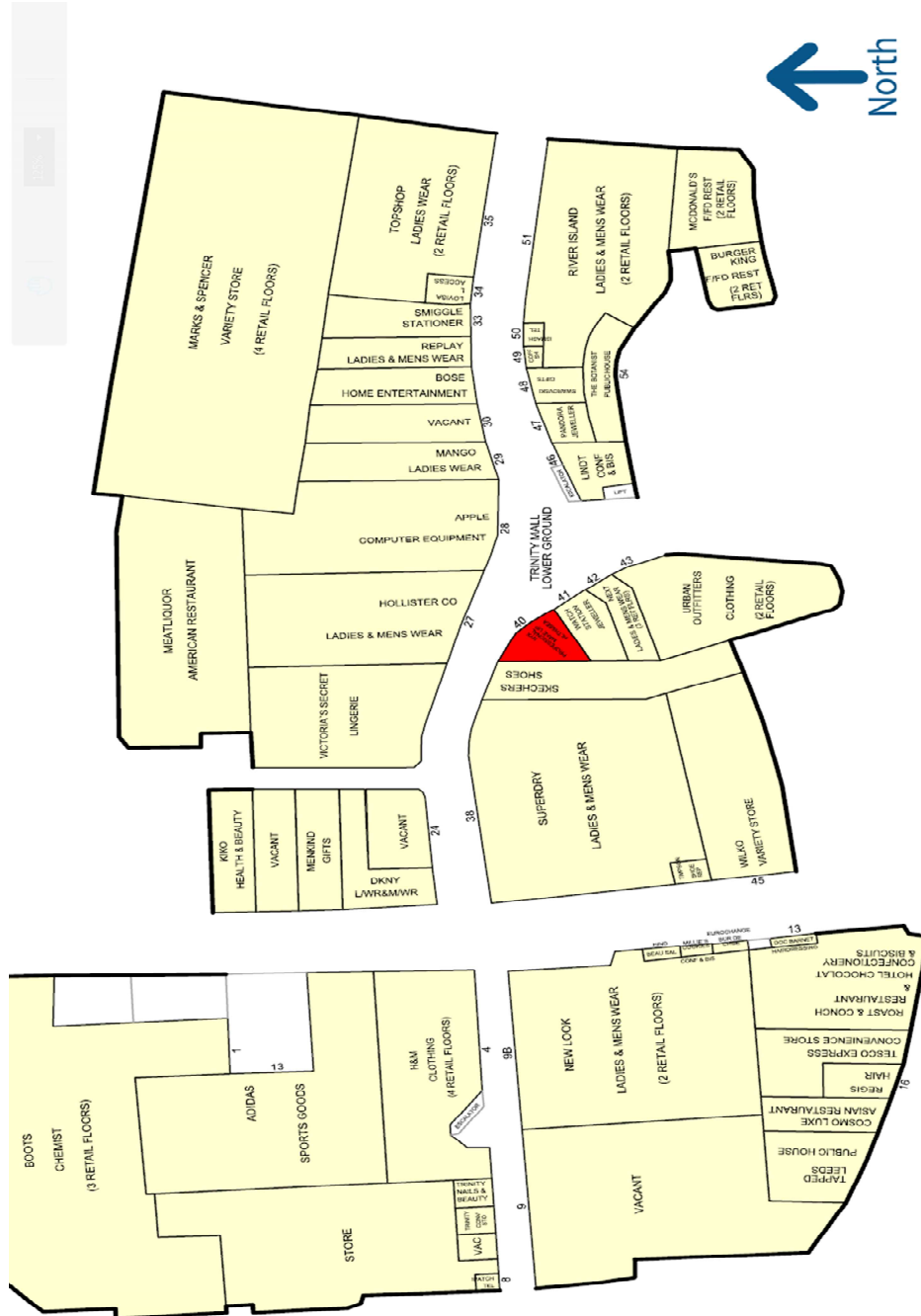
CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

# CBRE

# On the Instruction of NYX PMU

## LEASEHOLD AVAILABLE

### Unit 2.31, Trinity Leeds, LS1 5AR



DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.