

# 164 Lower Briggate, Leeds LS1 6LY

## Retail Unit To Let 375 sq ft (35 sq m)

- Part of a new luxury residential development.
- Prominent Leeds City Centre position
- Ground Floor only
- Undergoing refurbishment
- Immediate area undergoing significant street improvements
- Handed over in shell condition with the benefit of shop front



\*CGI image of subject premises highlighted in red



### Location

The property is situated on the southern side of Leeds City Centre fronting Lower Briggate, a vibrant and diverse area, of Leeds' evening economy. The unit is close to the retail prime pitch of Briggate and also near the railway station, car parking and numerous national and independent bars and restaurants.

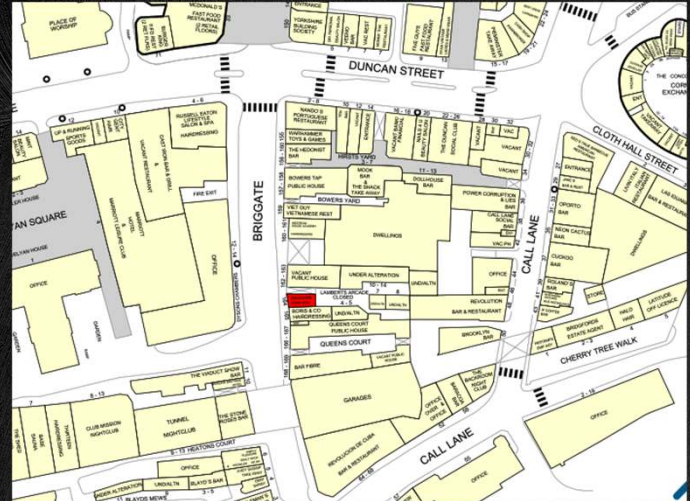
### Description

Lambert's House Apartments, which includes the city's oldest triple storey house, will comprise 19 luxury apartments and 3 ground floor units with 164 Lower Briggate being proposed for retail use. The unit will be handed over in a shell condition including shop front benefiting from Street improvements.



### Disclaimer

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### Accommodation

We have been measured the property to have the following gross internal area:

Description	Sq m	Sq ft
Ground Floor	35	375
Total	35	375

### Rateable Value

The unit is awaiting reassessment.

### Terms

The unit is available by way of a new full repairing and insuring lease on a term to be agreed. Further information is available upon application.

### VAT and legal costs

VAT will be charged where applicable.

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### Timescales

The Lambert's House Apartments, which is currently under construction, will be available for occupation Spring 2021

### Information / viewing

Strictly by appointment:

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