



**TO LET**

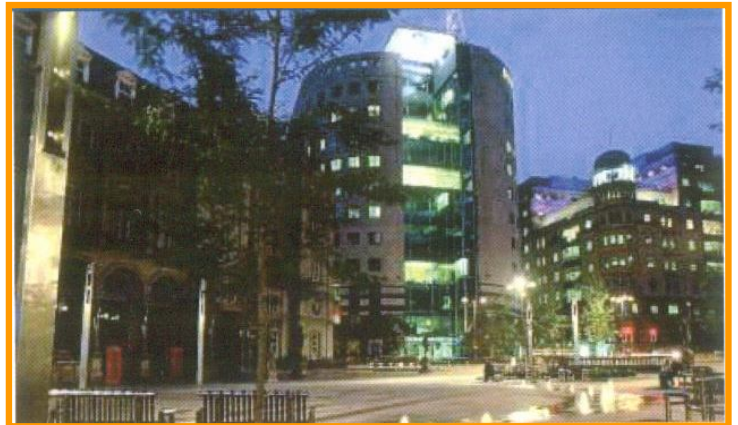
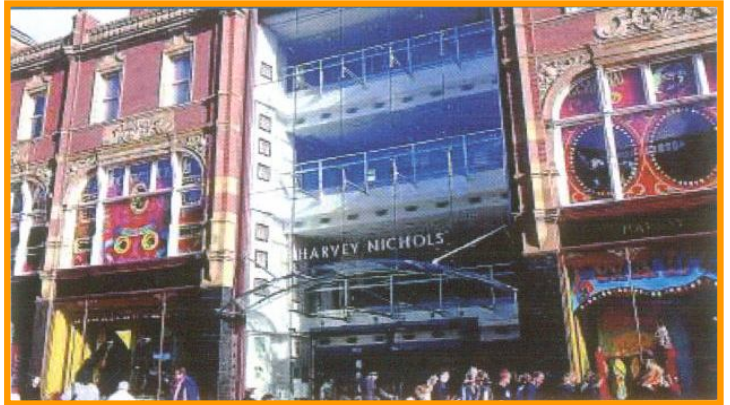
**SHOP/OFFICE UNIT  
2A ST GEORGE HOUSE  
GREAT GEORGE STREET  
LEEDS LS1 3DL**

**LEEDS**

GOALS, DREAMS, IDEAS, IDEALS OPPORTUNITIES

# LEEDS

GOALS, DREAMS, IDEAS, IDEALS OPPORTUNITIES



**Leeds is the UK's fastest growing city and the capital of the Yorkshire and Humber Region which has a population of 5 million and a workforce of over 2 million. It is a regional centre that serves a variety of functions including commerce, administration, law, medicine, education, culture entertainment and transport.**

As one of the UK's top regional centres for financial and legal services Leeds is also the UK's fifth largest shopping centre Location in terms of retail floorspace.

The City centre also contains two universities, various colleges, a major teaching hospital, regional TV and theatre, radio stations and Crown and County Courts.

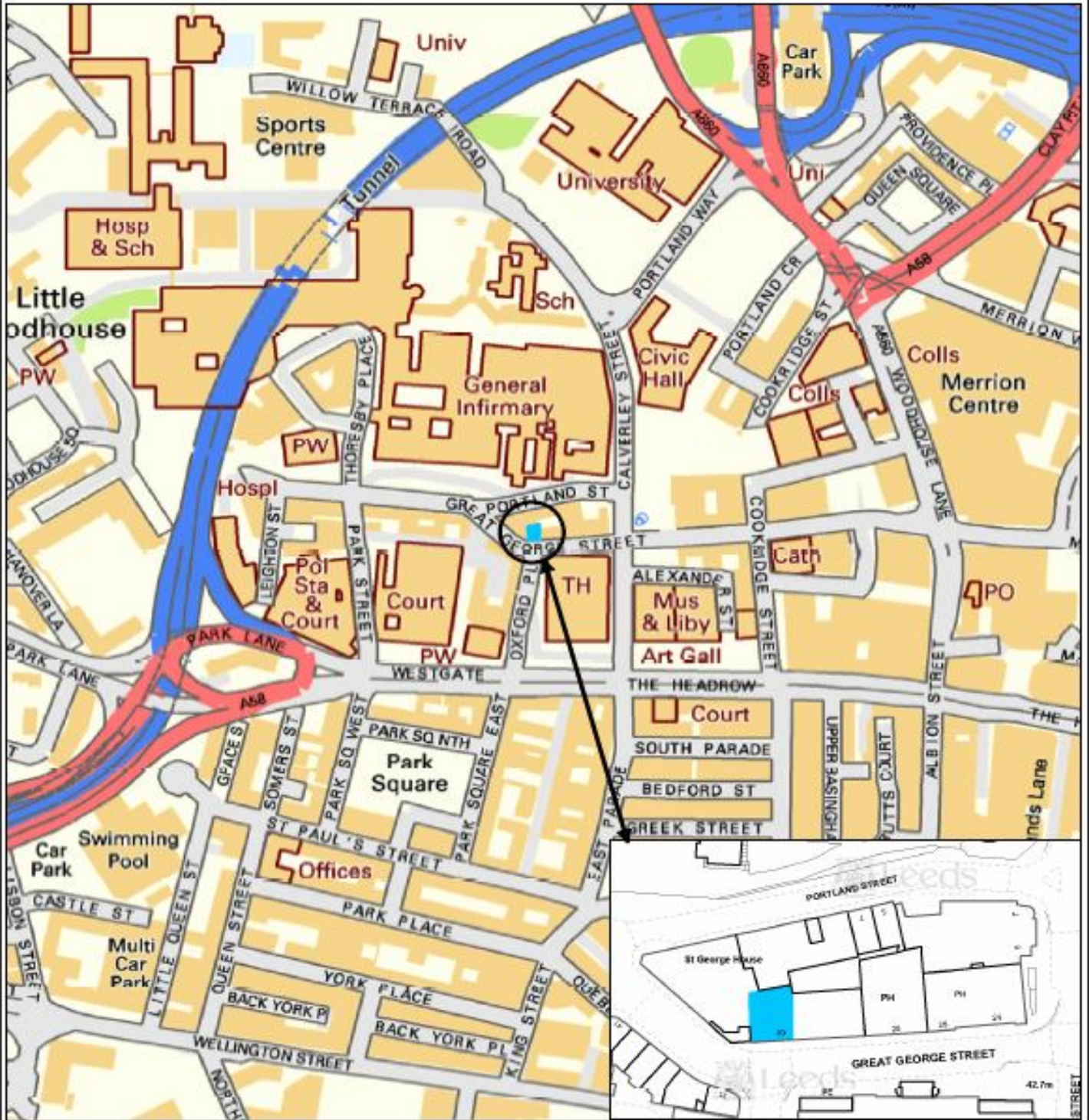
Leeds is an exceptionally green city, and encompasses a wide variety of culture, historical and architectural heritage. Within a few miles of the centre, the city opens out to a landscape of open countryside and numerous small townships and villages.

There is an extensive network of bus services throughout the city and guided buses have been introduced to reduce bus journey times on some of the main arterial routes into the city centre.

The city offers an extensive choice of places to eat, drink and relax, catering for all tastes.



**UNIT 2A  
ST GEORGE HOUSE  
GREAT GEORGE STREET  
LEEDS LS1**



**Leeds**  
CITY COUNCIL

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**PLAN No 14852**

**SHOP / OFFICE UNIT 2A ST GEORGE HOUSE GREAT GEORGE STREET**  
**LEEDS LS1 3DL**

***SUBJECT TO CONTRACT***

Leeds City Council is offering the opportunity to take a sub-lease of ground floor retail premises.

**LOCATION & DESCRIPTION**

The premises are situated close to Leeds City Centre within a short walking distance from Leeds General Infirmary and the Central Business District. A city location plan is enclosed overleaf.

**ACCOMMODATION**

The premises form part of St George House and comprise of a ground floor office / retail premises with glass frontage.

A floor plan is also attached overleaf showing available area edged red extending to approximately 129.45 m<sup>2</sup> (1,393 square feet) on a Net Internal Area (NIA) basis. Interested parties are advised to carry out their own inspection of the premises.

The accommodation consists of main retail/office area extending to approximately 121m<sup>2</sup> (currently providing two partitioned office units) together with a small storage room (approximately 8m<sup>2</sup>) and additional kitchen area and two separate W/C's with wash basins.

**SUPERIOR LANDLORD**

The Council hold the property by way of a long lease and therefore the terms of any letting will be subject to the superior landlords consent.

**PLANNING**

The unit currently has consent for B1 (office uses) under the Use Classes Order 1987. Applicants will be responsible for gaining any necessary planning permission for a change of use. It is considered that A2 uses and A1 convenience type uses may be permitted. The Council reserves the right to seek a rental figure based on any proposed use that may be permitted. All uses will be subject to the superior landlords consent.

**SERVICES**

Electricity, heating and water are available. No guarantee or warranty can be given regarding the existing services and interested parties should satisfy themselves as to the suitability of the service connections prior to making an offer. The Council have obtained an electrical safety certificate for the present condition of the electrical system within the unit. The tenant will be required to provide an electrical certificate by a NICEIC approved electrician each year or at other times, as required by legislation.

## MAIN TERMS FOR LEASE

- Lease period - Minimum lease term of 3 years. Leases over 5 years in length must be a multiple of three. Lease to be drafted by the Council's Legal Department.
- Rent- Rental offers are sought.
- Office use - offers over **£19,000 per annum**.
- Retail use - offers over **£30,000 per annum**.
- All rental offers are to be exclusive of service charge, business rates and all other outgoings. VAT will not be charged on the rent.
- Rent review - Upward only rent review. Leases over five years in length will be subject to review upon every third anniversary of the lease term.
- Use - Various uses will be considered. The Council acting as Landlord reserves the right to refuse any proposed use. Any proposed use will be subject to the consent of the superior landlord and planning if outside of B1.
- Business Rates - Tenant to be responsible. The rates payable on the unit are estimated to be approximately £10,717 per annum. For further information please visit [www.voa.co.uk](http://www.voa.co.uk) or contact the Leeds Office of the Valuation Office Agency (0113 3884500)
- Repair - Tenant to be responsible for internal repairs and maintenance (including those resulting through malicious damage) and including all shop windows, doors and frames therein.
- Service Charge - The estimated charge for the year is £3,500 which covers the maintenance, repair and insurance of the wider building known as St George House which the unit forms part of. The service charge also covers the heating costs of the unit. This figure is reviewable each year by the Council.
- Bond - The tenant will be required to submit a bond equivalent to three months of the agreed annual rent at the same time as legal completion of the lease. The tenant will also be required to pay the first months rent and service charge in advance.
- Alienation - Assignment of whole will be permitted (subject to necessary consents) but assignment of part will not. No sub-letting of whole or part will be permitted.
- Insurance - The tenant will be responsible for insuring the interior and contents of the premises. The Council will insure the structure and tenant will pay a contribution towards the insurance premium via the service charge. Please note the Council's insurance does not include for the glass in windows and doors.

## LEGAL and SURVEYORS FEES

Tenant to pay £350 towards the Council's surveyor and legal costs. No VAT will be charged on costs.

## OFFERS

Rental offers are invited by way of informal tender for the leasehold interest of the premises, interested parties should confirm their interest at the earliest opportunity, at this time further details and offer form will be sent out.

## FURTHER INFORMATION

These details can be downloaded from the Council's website at [www.leeds.gov/property](http://www.leeds.gov/property)

This information can be made available in large print, braille, computer disk and audio cassette . The text can be made available in a number of languages Tel 0113 2474457 or 0113 2477893.

## SUMMARY OF CONTACT DETAILS

### LEEDS CITY COUNCIL

**General enquiries / viewing -** Andrew Joy, Surveyor  
0113 39 50319  
[Andrew.joy@leeds.gov.uk](mailto:Andrew.joy@leeds.gov.uk)

Andrew Gledhill, Senior Surveyor  
0113 24 77803  
[Andrew.gledhill@leeds.gov.uk](mailto:Andrew.gledhill@leeds.gov.uk)

**Planning matters -** Andrew Windress, Principal planner  
0113 3951247  
[Andrew.windress@leeds.gov.uk](mailto:Andrew.windress@leeds.gov.uk)

**Correspondence address:** City Development Asset Management  
The Leonardo Building  
2 Rossington Street  
Leeds  
LS2 8HD

### Misrepresentation Act 1967

These particulars are offered for the guidance only of potential purchasers/lessees and are expressly excluded from the contract lease. No warranty can be given as to the condition or description of the property. Properties are offered subject to being available and to contract. No responsibility is taken for any inaccuracy or expenses incurred in viewing.



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