

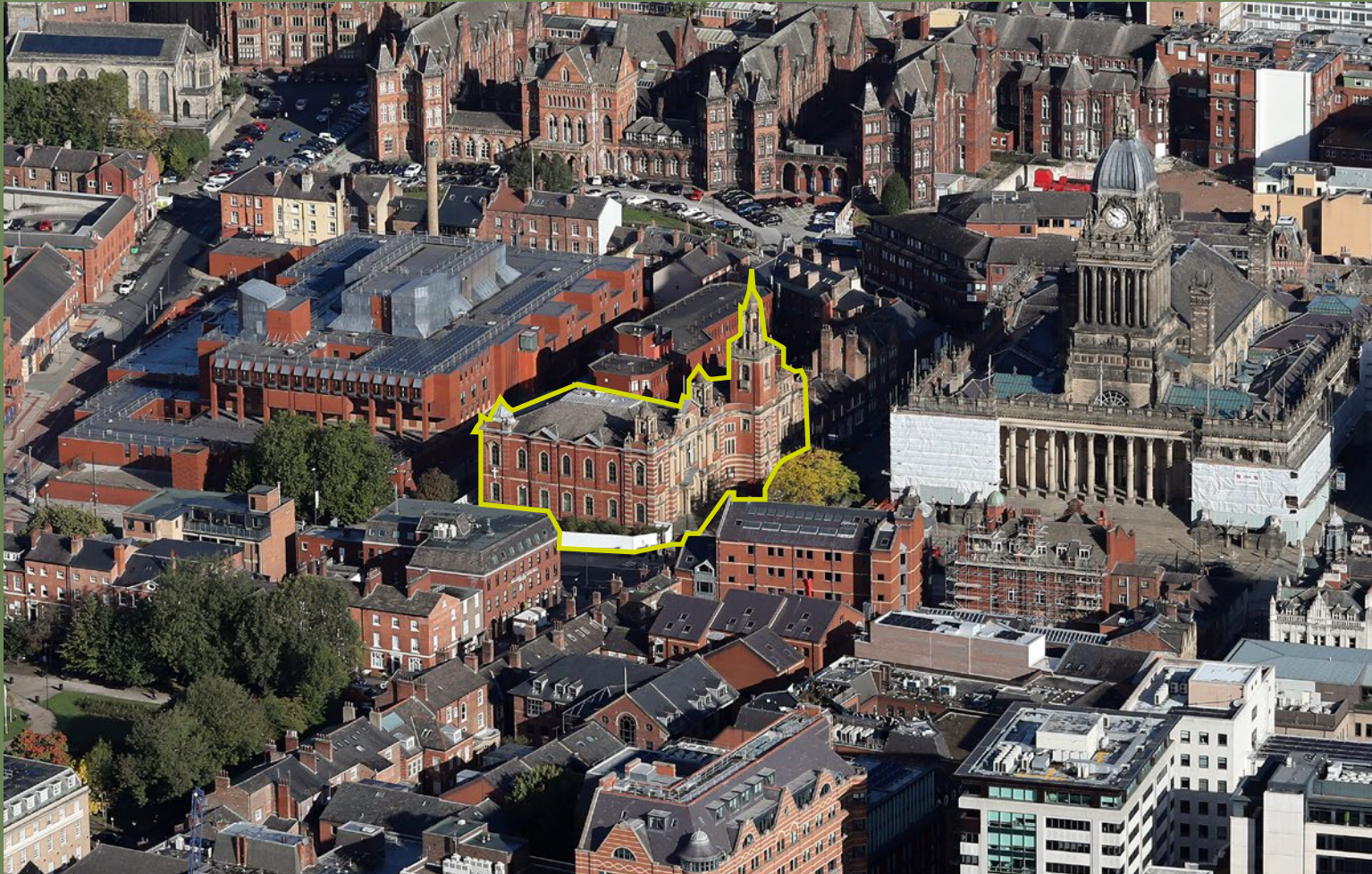


Oxford

PLACE

FOR SALE
DEVELOPMENT
OPPORTUNITY

OXFORD PLACE,
LEEDS LS1 3AU



LOCATION

The property is located in Leeds city centre with frontage to Westgate/The Headrow and Oxford Place. It is situated in the Civic Quarter opposite Leeds Town Hall, next to Leeds Combined Court Centre, approximately 0.4 mile from Leeds City Station.

Leeds is the second largest metropolitan district in England with a population of over 789,000 (2018 ONS Population Estimates).

The city is the cultural, financial and commercial heart of the West Yorkshire Urban Area and has one of the most diverse economies of all the UK's main employment centres. Leeds provides a wide range of industrial and commercial accommodation with a strong supporting infrastructure. It is the driving force within the Yorkshire and Humberside regional economy and has become the largest legal and financial centre outside London. Home to more than 30 national and international banks including an office of the Bank of England, the financial and insurance services industry is worth £13 billion to the city's economy.

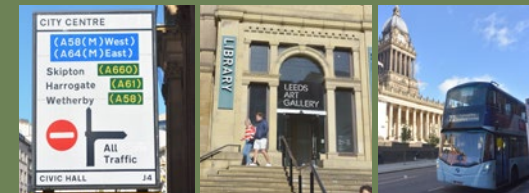
Leeds is also the UK's third-largest manufacturing centre generating over £7 billion to the local economy, while other key sectors include retail, leisure and the visitor economy, construction, and the creative and

digital industries. Leeds is served by four universities and has the fourth largest student population in the country and the country's fourth largest urban economy.

Leeds City Railway Station, the third busiest in the UK outside London, is the terminus of the Leeds branch of the East Coast Main Line which provides high speed inter-city services to London and is an integral stop for Cross Country routes between Scotland, the Midlands and the South West of England. There are also regular inter-city services to major destinations throughout Northern England.

In recent years, Leeds City Centre has benefited from significant inward investment with the development of Trinity Leeds, a multi-million pound venue for retail, dining, leisure and entertainment set within the heart of the city, and Victoria Gate, a £165m scheme anchored by John Lewis which opened in 2016.

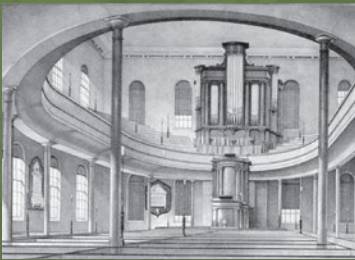
Further shopping centres in the centre of the city, include the Merion Centre, St John's Centre, The Core, the Victoria Quarter, The Light and The Corn Exchange. The extensive retail area of Leeds is the principal regional shopping centre for the whole of the Yorkshire and the Humber region.



Geographically, Leeds is located at the centre of the UK midway between London and Edinburgh, Hull and Liverpool. Direct road links provide access to London via the M1 and A1 (also serving destinations further north). Meanwhile the M62 gives access to the east and west as well as to Manchester.

Leeds Bradford Airport (LBA) is located some 8 miles north west of the city centre and serves as the international gateway airport for Yorkshire.

HISTORY & DESCRIPTION



"..the polychromatic red brick and yellow sandstone design allowed it to stand apart from dark colouring of the Town Hall."

The original site was acquired in 1834. The new chapel was opened in 1835 and was a magnificent galleried building capable of seating about 2,600 worshippers. The building remained unchanged until the end of the 19th century, when the trustees proceeded with a scheme of 'improvement' to the eastern and southern elevations adding a neo-classical transformation. An extension to the north also provided further accommodation used as meeting spaces and offices over three floors. It continued to function with large congregations, but as attendances declined the building saw a further refurbishment and restructure of the ground floor in 1979, creating The Oxford Place Centre and a smaller worship space with other rooms which were to be rented out as offices.

At the end of the 19th century Methodism was facing a decline in numbers; this was also true at Oxford Place. In an effort to revitalize the chapel it was decided for Oxford Place to become a mission. This would put more emphasis on spreading the religion and helping the needy.

In 1897 work began on new premises. The architects Danby and Thorpe of Leeds designed the present building with its cupolas and Baroque façade. The baroque design of the new facades and Oxford Chambers was in keeping with the current building trends and allowed it to match the large Baroque design



of the Town Hall next door. However, the polychromatic red brick and yellow sandstone design allowed it to stand apart from dark colouring of the Town Hall. The tower and cupola atop the Oxford Chambers makes the building visible from several blocks away.

In the early 1970s Oxford Place chapel was to be demolished to make way for new Law Courts, but plans to build a new chapel on an adjacent site were defeated when a preservation order was placed on the old building. Although it survived demolition, the 1970s brought about a large period of change within the church and with more and more people only visiting the city centre for work, attendance was at a low.



SITE AREA

The site extends to 0.395 acre/0.16 hectare.

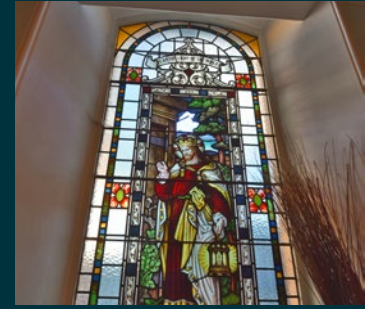
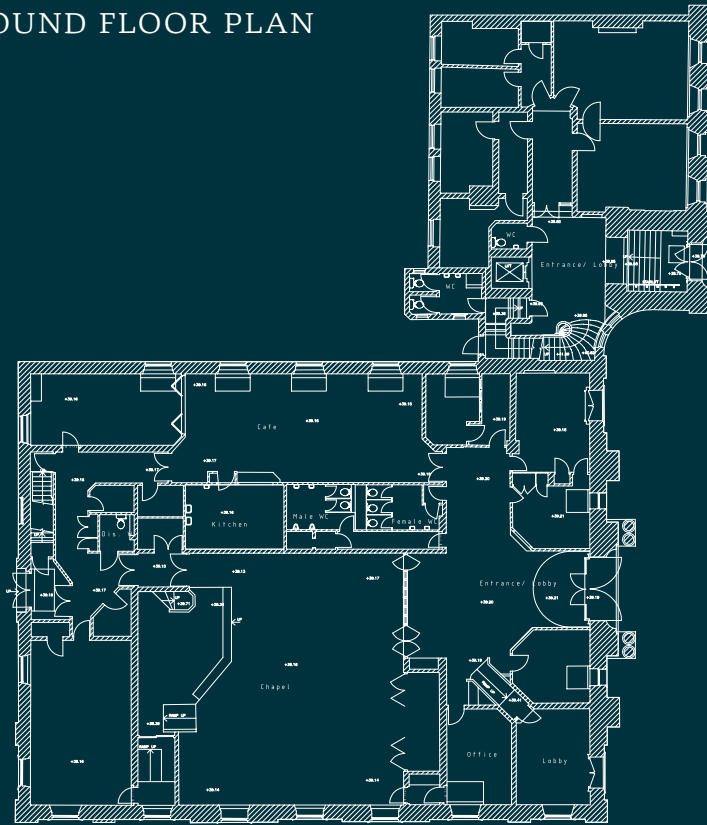
FLOOR AREAS

Floor	GIA (sq m)	GIA (sq ft)
Basement	652	7,018
Ground	660	7,104
First	660	7,104
Second	660	7,104
Third	444	4,779
Total	3,076	33,109

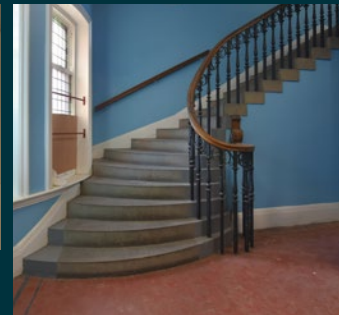
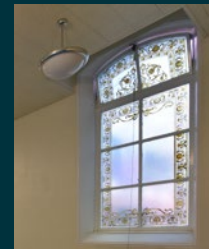
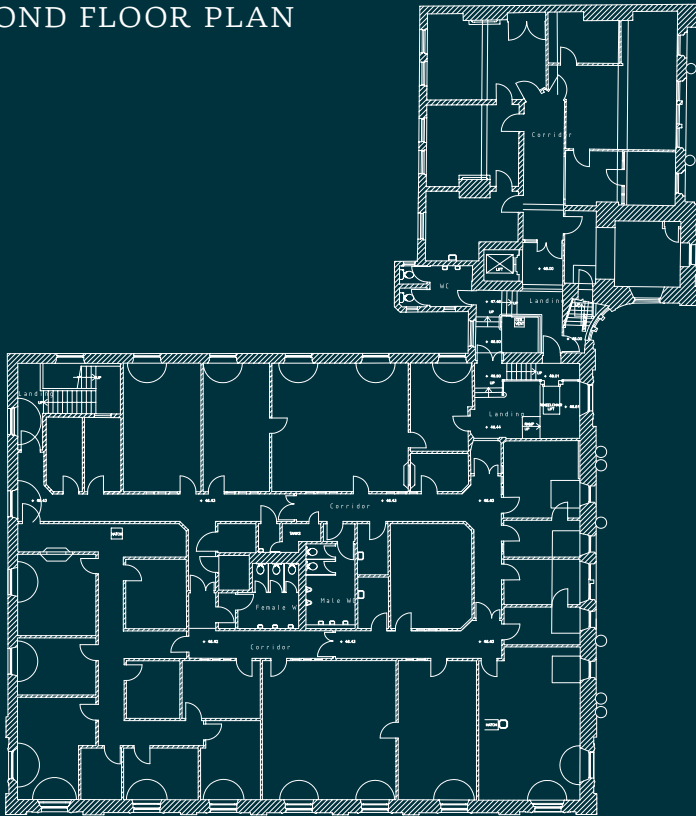
The planning consent granted for a hotel scheme permits the enlargement of the building to around **44,500 sq ft** (4,133 sq m) but was later revised to **41,400 sq ft** (3,846 sq m).



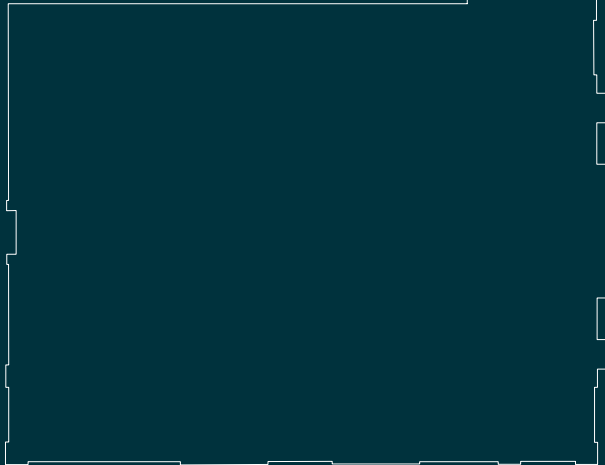
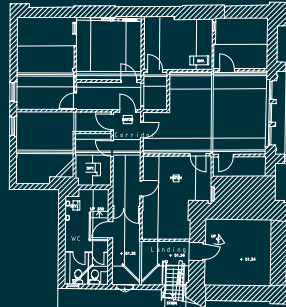
GROUND FLOOR PLAN



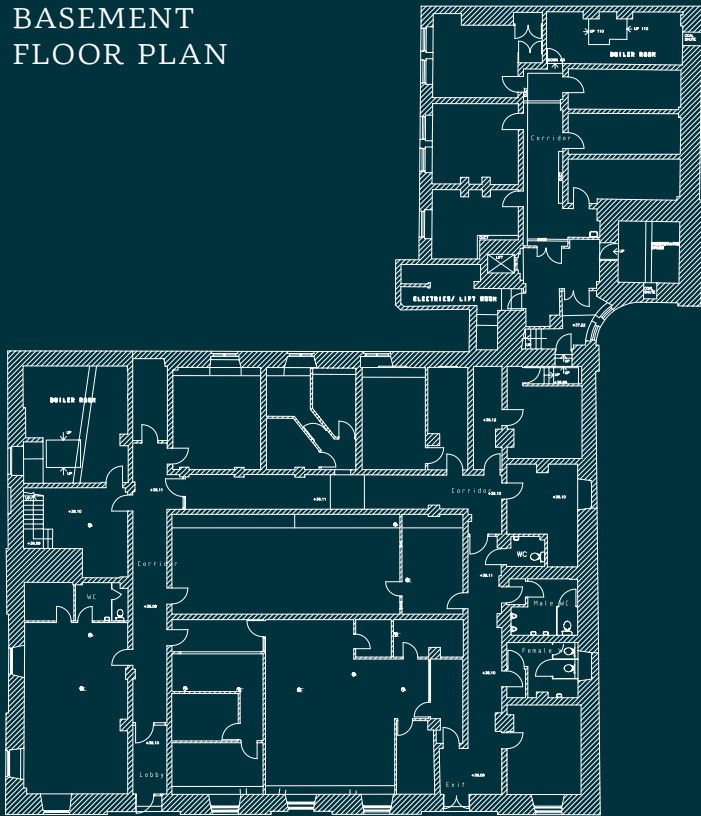
SECOND FLOOR PLAN



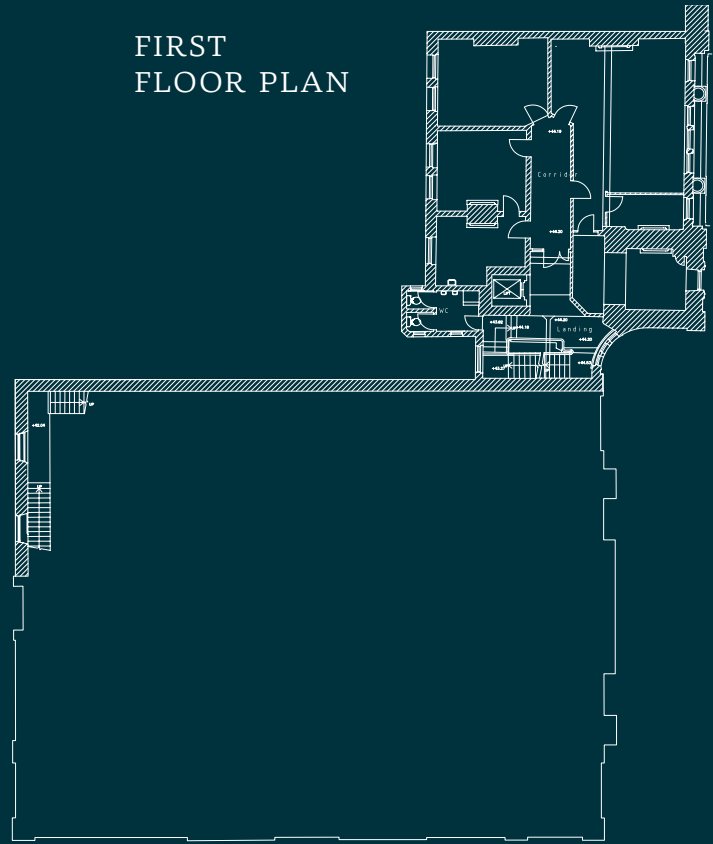
THIRD FLOOR PLAN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN





PLANNING

We understand the Property is Grade II Listed, and lies within a Conservation Area. The two buildings are each listed separately.

The property has been the subject of significant design work to deliver a boutique hotel scheme, with two schemes – one of 70 bedrooms and one of 88 bedrooms, both of which have received planning consent. The property benefits from planning permission (Reference 17/05819/FU) and listed building consent (Reference 17/05818/LI), approved 11 June 2018, for a comprehensive redevelopment of the site encompassing restoration and conversion works to the two Grade II listed elements, Oxford Place and Oxford Chambers, to form a 4-star 70-bedroom hotel.

The second application is a revision to the approved scheme to provide an additional 18 bedrooms within the conversion. Consent was granted on 15 February 2022 to the planning application (21/02344/FU) and listed building consent (21/02343/LI).

Neighbouring buildings have recently seen significant demand from developers of student accommodation as the property lies close to both the University of Leeds and Leeds Beckett University, and also close to the amenities and travel connections found in the city centre.



Eastern Elevation

Nearby office buildings on Westgate such as Westgate Point, Joseph's Well and Brotherton House are all the subject of planned student accommodation schemes.

The former Jubilee Hotel opposite the Town Hall, at the corner of East Parade and The Headrow, is the subject of a scheme to deliver an aparthotel scheme, part new six-storey building and part by the conversion of a Listed building.





Northern Elevation



Southern Elevation

It is noted that although the property has been granted planning consent for a hotel development (Use Class C1) alternative uses could be appropriate; particularly:

- Class E commercial uses including office use, provision of medical or health services, creche, day nursery or day centre;
- Class C2 Residential Institution which includes residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes; or
- Class F1 Learning and Non-residential Institution which includes schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts.



TENURE

The property is held Freehold and will be sold with vacant possession.

VAT

Please note that all offers are deemed to be exclusive of VAT, which may be charged.

EXPRESSIONS OF INTEREST

Interested parties are invited to submit an Expression of Interest in the property, identifying their proposed use, the source of funding and any conditions that would be attached to their offer.



VIEWING & FURTHER INFORMATION

Inspections are strictly by prior appointment with the Sole Agent. Further information is provided in a data room and access can be provided to interested parties upon request.

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