



Sanderson
Weatherall

PRIME RETAIL UNIT TO LET



Unit 11/12/13, Leeming House, Vicar Lane, Leeds, LS1 7JH

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Large Prime Retail Unit To Let

Situated on Vicar Lane on the outside of Leeds City Market.

Nearby to Briggate, The Victoria Quarter and the Victoria Gate Shopping Centre

Ground Floor Sales 1,689 sq ft

Basement Sales 922 sq ft

Basement Stock/Staff 875 sq ft

£95,000 per annum exclusive

Location

The property is prominently located fronting the busy shopping street of Vicar Lane in Leeds City Centre next to one of the main entrances to Leeds City Market.

Both the Victoria Quarter and The Victoria Gate Shopping Centres are nearby where occupiers such as John Lewis, Tommy Hilfiger, Cos, Anthropologie etc are all located. Diagonally opposite is the Ivy Restaurant and their recently opened Ivy Asia Restaurant along with The Cut & Craft Bar and Restaurant.

Approximately 50 metres away on George Street Leeds City Council are proposing to construct a new hotel, gym and retail scheme which will further enhance the location.

Description

The property benefits from an extensive frontage and is planned on ground floor and basement and form part of the Grade 1 listed Leeming House.

Accommodation

The property provides the following approximate area.

Floor	Area Sq M	Area Sq Ft
Ground Floor Sales	156.91	1,689
Basement Sales	85.65	922
Basement Ancillary	81.29	875

Tenure

The property is offered on a new lease for a term to be agreed at an initial rent of £95,000 pax

Repairs and Insurance

The lease to be on full repairing and insuring terms by way of a service charge, payable by the tenant. Further details available upon request.

Rateable Value

The 2023 rateable value of the property is £121,000 pa.

VAT

Vat, if applicable, will be charged at the standard rate.

Energy Performance Certificate

An EPC Certificate has been commissioned and details are available upon request.

11/12/13 Leeming House



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Plotted Scale - 1:1,000

Viewings are strictly by appointment with the agents

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