



To Let

Unit 2/3, Leeming House, Kirkgate, Leeds, LS2 7JF



Sanderson  
Weatherall



- Prominent ground floor and basement retail unit to let
- Located on Kirkgate in Leeds adjacent to the Market
- Close to the Victoria Quarter and Victoria Gate
- Nearby to Greggs, Cavani, Tesco, Sainsbury's etc
- To Let on a new lease at an initial rental of **£40,000** pax

### Location

The property is located on Kirkgate in Leeds near to it's junction with Vicar Lane. Situated between two of the main entrances to Leeds Kirkgate Market it benefits from excellent prominence.

As well as the Market there are numerous independent and multiple retailers within the vicinity including Greggs, Tesco, Bet Fred, Sainsburys etc. It is also a short distance from both The Victoria Quarter and Victoria Gate Shopping Centres.

The NCP multistorey car park and main Leeds central Bus station are both approximately 300 metres away.

## Description

The property comprises sales accommodation at ground floor and staff and storage/potential sales at basement level. Please note that there is no extraction within the shop and, due to the listed nature of the building, this cannot be installed.

## Accommodation

The property provides the following approximate areas.

Floor	Area sq m	Area sq ft
Ground Floor Sales	75.66 sq m	815 sq ft
Basement Ancillary	100.05 sq m	1,077 sq ft

## Lease

The shop is available on a new lease for a term to be agreed at a rent of £40,000 pax. The lease will be on effective full repairing and insuring terms.

## Rateable Value

The rateable value of the property as at 1<sup>st</sup> April 2026 is £35,500 pa.

## Rent Deposit

The incoming Tenant may be required to pay a rent deposit dependent upon financial status.

## EPC

The shop has an Energy Performance Certificate with a rating of 81D. A copy of the certificate is available upon request.

## Legal Costs

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

## VAT

The property is elected for VAT so this will be payable on the rent.

## Anti Money Laundering

The incoming tenant will be required to provide documentation to satisfy the requirements of the Governments Money Laundering legislation.

# Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

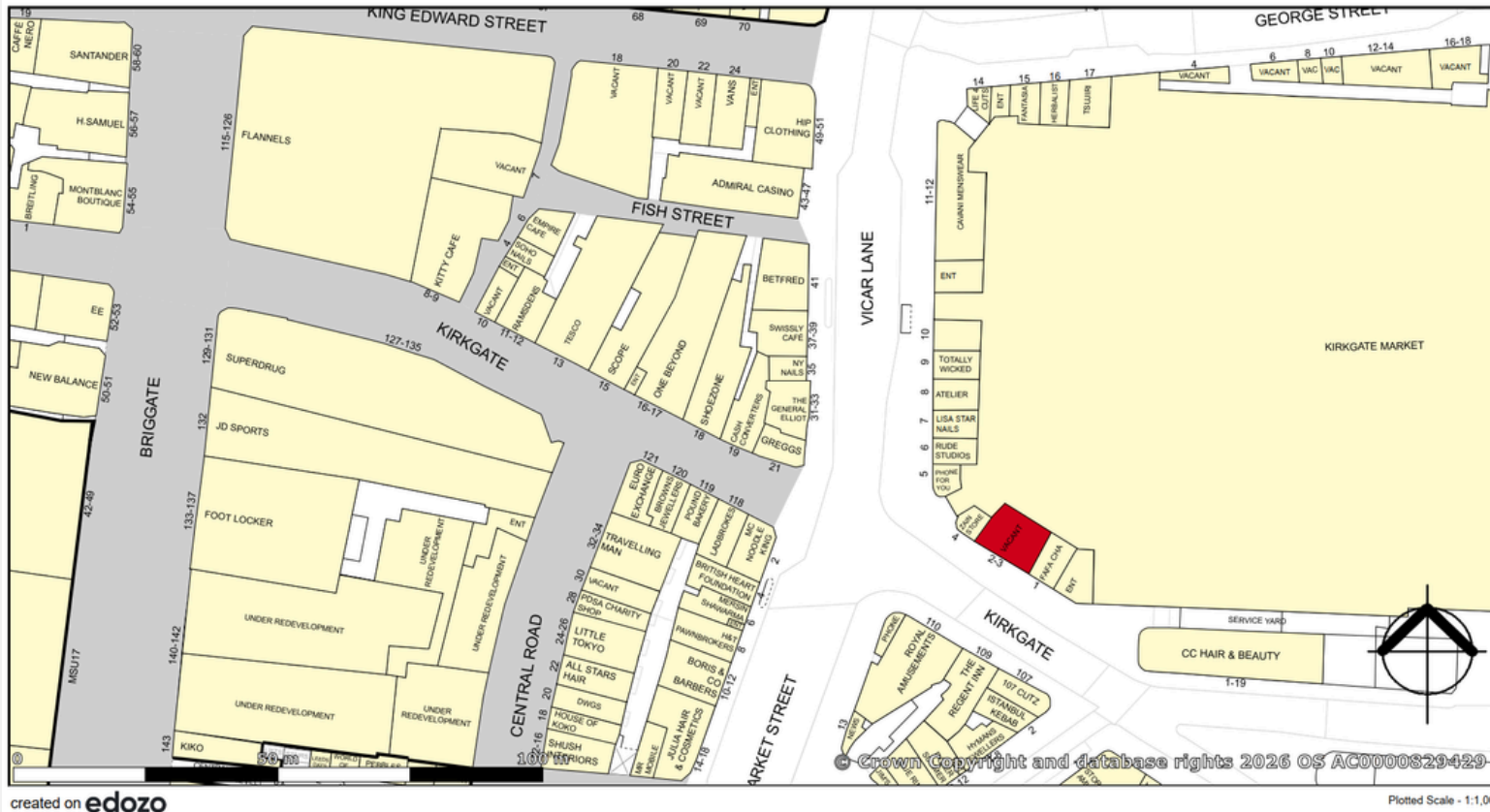
Contact

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