





- Prime ground floor and basement floor retail unit to let
- Located on Vicar Lane in Leeds
- Close to the Victoria Quarter and Victoria Gate
- Nearby to Cavani Menswear, The Ivy, Sainsbury's etc
- To Let on a new lease at an initial rental of **£36,250** pax

### Location

The property is located on Vicar Lane which lies approximately 150 meters from the prime trading pitch of Briggate and the Trinity Shopping Centre. The Victoria Quarter, Victoria Gate Shopping Centre are approximately 100 meters to the north.

The shop is situated in the central section of Leeming House immediately adjacent to the main entrance to Leeds Kirkgate Market.

Occupiers nearby include Cavani Menswear, The Ivy and The Ivy Asia, Sainsburys, The Futon Company and a number of independent retailers.

## Description

The property comprises sales accommodation at ground floor and staff and storage at basement level. Please note that there is no extraction within the shop and, due to the listed nature of the building this cant be installed.

## Accommodation

The property provides the following approximate areas.

|                    |            |           |
|--------------------|------------|-----------|
| Internal Width     | 5.22 m     | 17ft 2ins |
| Ground Floor Sales | 39.66 sq m | 427 sq ft |
| Basement Ancillary | 35.49 sq m | 382 sq ft |

## Lease

The shop will be available on a new lease for a term to be agreed at a rent of £36,250 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 £28,750 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 66C. 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.

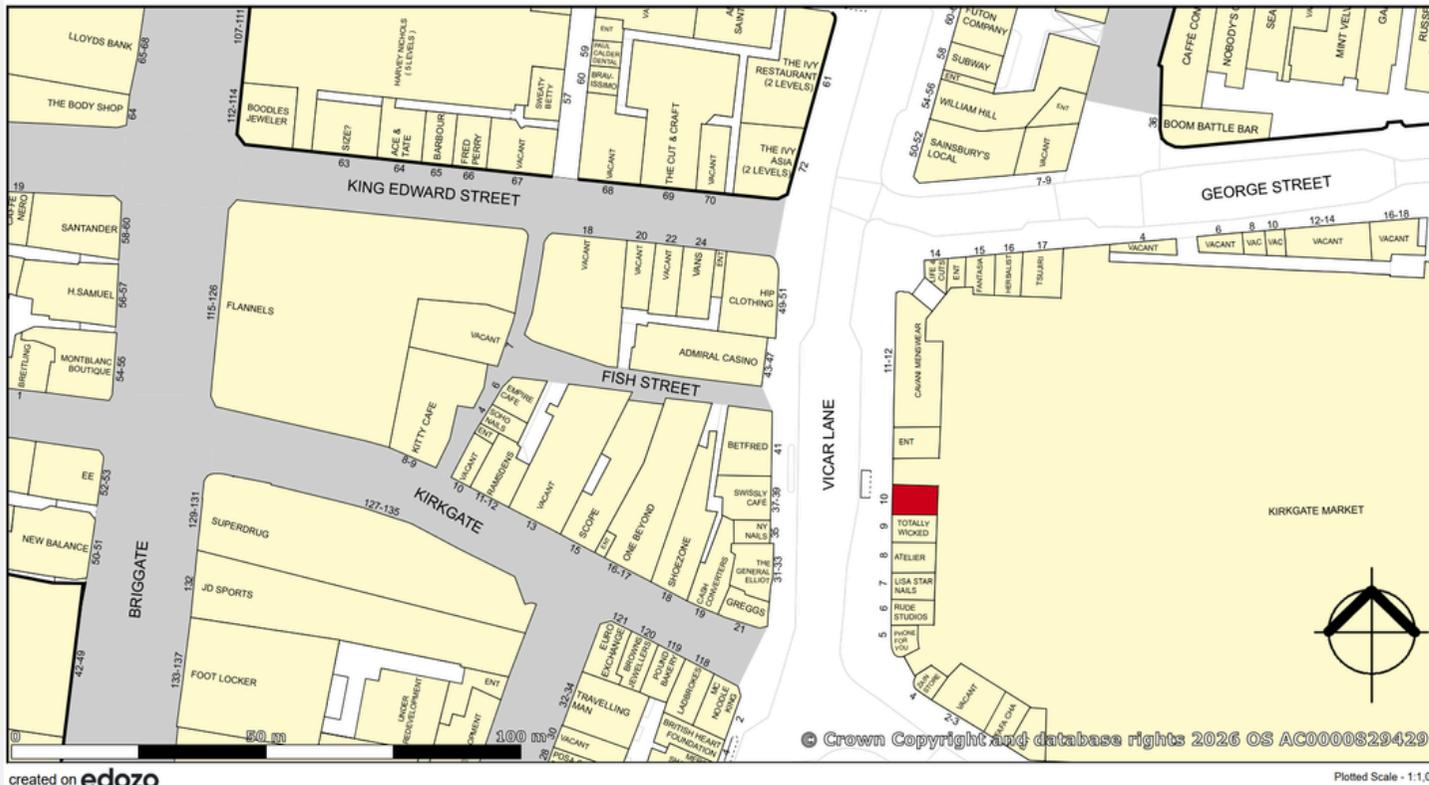
Contact

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