

VICAR LANE

LEEDS

Retail & leisure
opportunities
available



Town
Centre
Securities

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VICAR LANE

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Vicar Lane comprises of a 0.65 acre island site, previously comprising of 10 retail units together with upper floor offices and 17 apartments.

The asset comprises of attractive early 1900's buildings of brick construction, and forms a prominent island site that sits directly between the Victoria Gate and Victoria Quarter retail schemes.

With an abundance of high quality retailers within the immediate vicinity (including John Lewis), Vicar Lane is already home to Leeds' only Michelin Starred

restaurant, Man Behind The Curtain, and offers the perfect location for those looking to take advantage of high footfall numbers with a unique demographic of customer.

With the City centre welcoming 27.29m day and night visitors in 2016*, the location offers easy access across Leeds including the "cultural quarter" (current home to the BBC, Northern Ballet & Leeds College of Music and the recently announced, multi million pound mixed used development scheme, SOYO). (*source: Visit Leeds)

"The Victoria Gate area of Leeds continues to grow in prominence as a key shopping and eating destination and is the obvious location for new and exciting brands coming to the city."

– Edward Ziff, Chairman and Chief Executive of Town Centre Securities (July 2017)



View from 1949 shows the County Hotel, originally a Temperance hotel, at the junction of Eastgate with Vicar Lane



The original Man Behind the Curtain restaurant opened in 2014 and went on to win a Michelin star in 2015. The dining concept was created by Chef Michael O'Hare and moved to new premises within the same Vicar Lane building in 2017

Location

Island site in Leeds' Victoria area.
Our Vicar Lane asset sits within the heart of Leeds' prime shopping district, which also houses a variety of offices, residential dwellings, high quality retailers, bars, and restaurants.

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10 minute walk (0.5 miles) from Leeds train station. The station is the busiest station in the North of England (3rd in the UK) and welcomes circa 30m passengers per year.*



4 minute walk (0.2 miles) from Leeds Bus station*



30 minute drive (10 miles) from Leeds Bradford Airport (over 4m passengers per year)*



Easy access from the key motorways including the M621, M62, M1 & A1M



Next to award winning Leeds' Victoria shopping centre with 2M visitors p/a



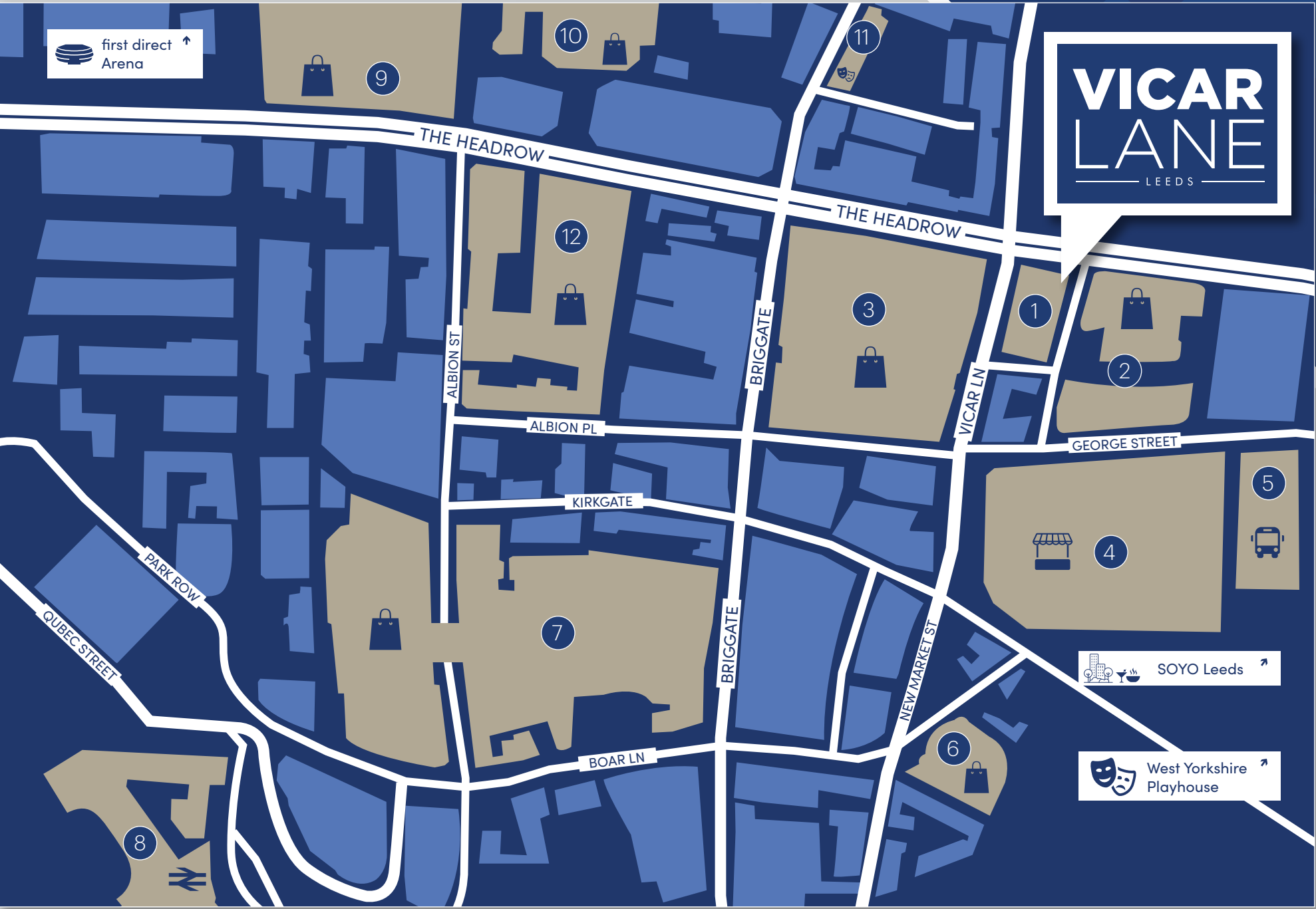
3 Universities within close proximity. Over 200,000 students in the city



4 multi-storey car parks within close proximity

* Source: Google Maps

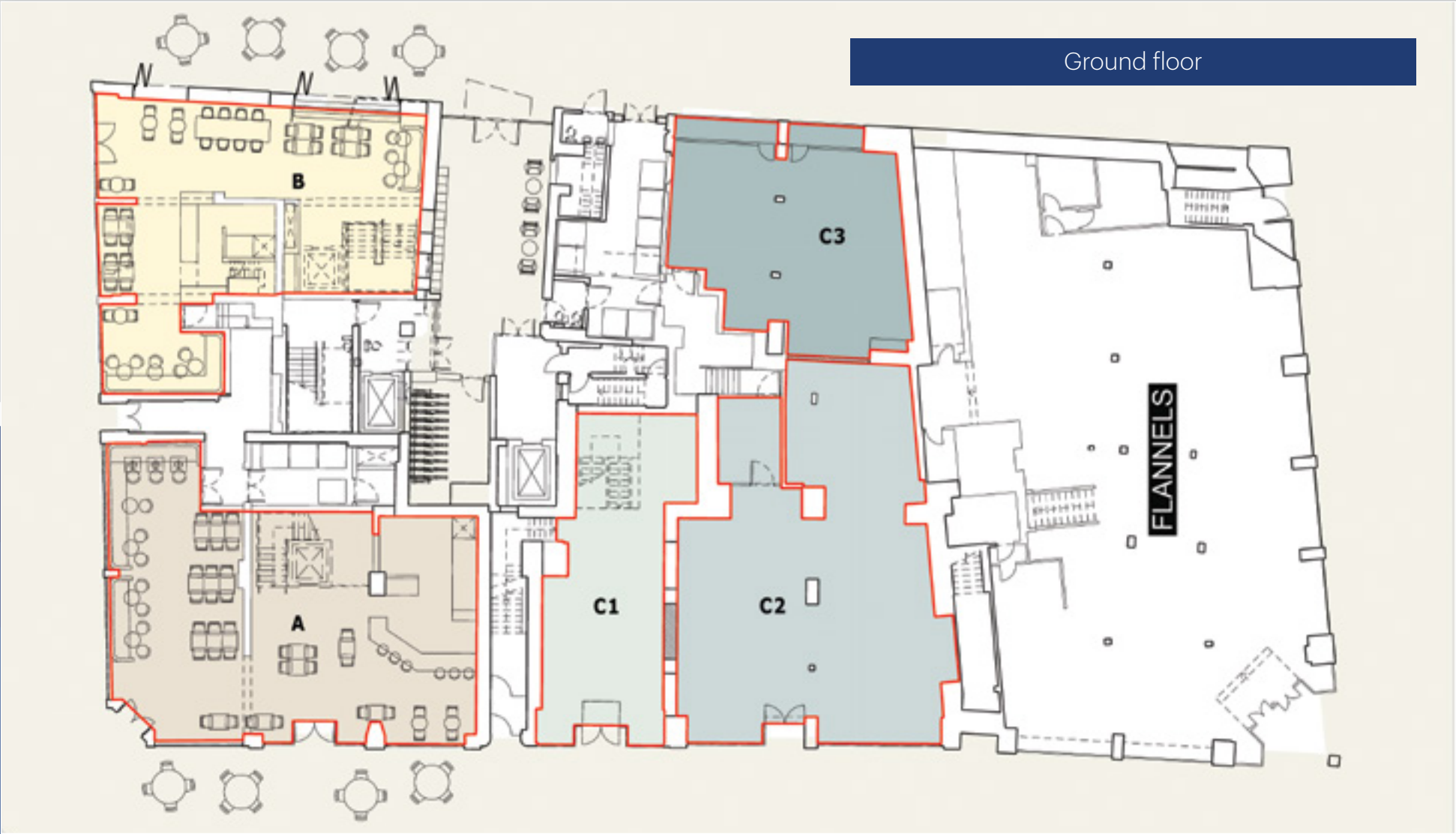
- | | | |
|----------------------------------|---------------------------------|------------------------------|
| 1 Vicar Lane | 5 Leeds Bus Station | 9 The Light Shopping Centre |
| 2 Victoria Gate shopping centre | 6 Corn Exchange | 10 St John's Shopping Centre |
| 3 Victoria Quarter shopping area | 7 Trinity Leeds Shopping Centre | 11 Grand Theatre |
| 4 Leeds Kirkgate Market | 8 Leeds Train Station | 12 The Core Shopping Centre |





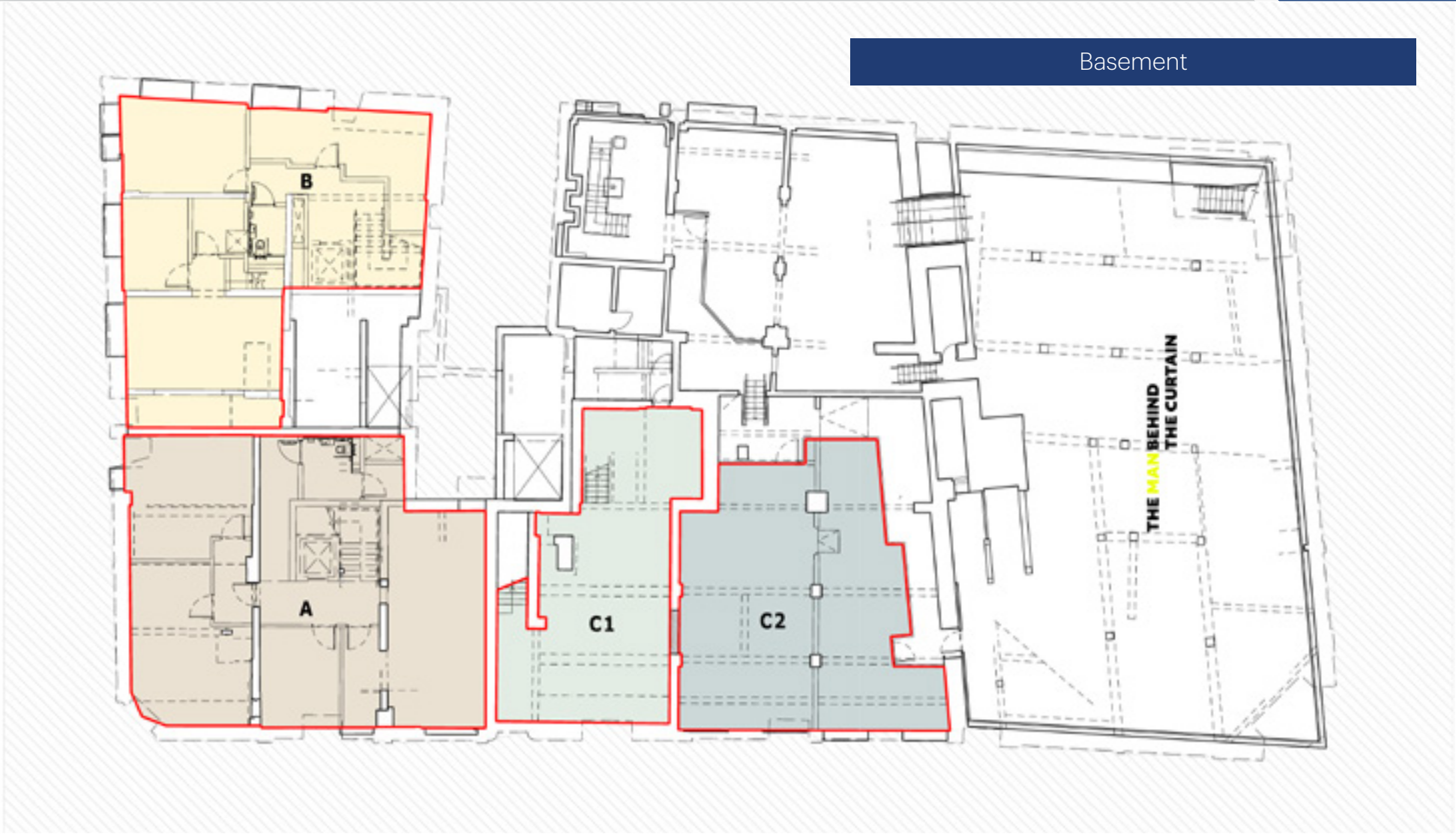
Floor plan

Demise Unit	Basement		Ground Floor		Total Demise Area	
	GIA Sq.m	GIA Sq.ft	GIA Sq.m	GIA Sq.ft	GIA Sq.m	GIA Sq.ft
A	206	2,221	183	1,975	389	4,196
B	163	1,761	146	1,608	312	3,369
C1	95	1,024	79	851	174	1,875
C2	128	1,384	177	1,909	305	3,293
C3	-	-	98	1,056	98	1,056
C (Whole)	223	2,408	354	3,816	577	6,224



Floor plan

Design intent note: Gross internal areas are indicative subject to a detailed building survey.
All dimensions are to be checked on site prior to the initiation of any works.





Town
Centre
Securities

Why TCS?

Town Centre Securities PLC (TCS) is a leading UK property investment & car parking company with property assets of approximately £385 million.

With more than 50 years' experience, a commitment to sustainable development and a reputation for quality & innovation, TCS creates outstanding mixed-used developments close to transport hubs in Leeds, London, Manchester, Edinburgh and Glasgow. We are renowned for producing vibrant developments that exceed the expectations of stakeholders across leading UK cities.

TCS provide world-class residential, office and commercial accommodation and robust investment opportunities through a high quality portfolio that delivers an annual income of more than £26m.

Previous Projects...

TCS are proud to be making a difference in providing transformational retail, leisure, commercial and office developments across the UK.

We engage with all business partners every step of the way to ensure requirements are met and game changing venues are delivered (whilst being sympathetic to the surrounding area and history of the location).

To view our full diverse portfolio please visit: tcs-plc.co.uk



Merrion House

"It was clear to me that the partnership between Town Centre Securities and Leeds City Council has led to an outstanding redevelopment of Merrion House that bears no resemblance to the tired 70's office block that many of us will remember"

- Martin Farrington, Director of City Development, Leeds City Council



Premier Inn Whitehall Road

"TCS have been a great fit culturally with the development project that we ran, professional, great attention to detail and genuinely cared about the team's experience in the development post completion. They have been professional and collaborative throughout. The hotel development was not only completed to a high standard but also delivered ahead of programme."

- Ben Wattam, Operations Manager



ibis Styles Hotel

"In partnering with TCS we have enjoyed the benefits that come with working with a professional developer who knows what quality looks like and is prepared to take the time to get it right. The finished hotel and restaurant project opened on time and on point with high standards, giving Interstate the right foundations to maximise profits for all stakeholders. We continue to enjoy the professional support that comes with such an alliance through cogent asset management and forward thinking around the value that can be realized."

- Matt Stray, Regional VP Operations, Interstate Hotels & Resorts

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