

TO LET:

13-15, HAREWOOD STREET, LS1 7JH

**VICAR
LANE**
LEEDS

**FOR VIEWING &
FURTHER INFORMATION:**



**Town
Centre
Securities**

0113 222 1234

charles.newman@tcs-plc.co.uk
esme.briggs@tcs-plc.co.uk

**FOX
LLOYD
JONES**

0113 243 1133

louise.larking@fljltltd.co.uk
jack.francis@fljltltd.co.uk



- **SELF CONTAINED UNIT SUITABLE FOR A VARIETY OF USES**
- **UNIT EXTENDS TO 252 SQ.FT OF GROUND FLOOR SPACE**
- **DIRECT ACCESS WITH FRONTAGE TO HAREWOOD STREET WITH SCOPE FOR OUTSIDE SEATING**
- **DIRECTLY OPPOSITE VICTORIA GATE CASINO AND ADJACENT TO POPULAR BAR 'TABULA RASA'**
- **PRIME RETAIL LOCATION BETWEEN VICTORIA QUARTER AND VICTORIA GATE**
- **CLOSE PROXIMITY TO THE CITY'S HISTORIC COVERED MARKET**

SIZE

Ground Floor

252 sq. ft

23.41 sq. m

RENT

£15,000 per annum

RATES

- Rateable Value: £7,600

This property may be eligible for small business rates relief, please make enquiries with the local charging authority

EPC RATING

To be provided on request

SERVICE CHARGE

£174 per annum

LEGAL COSTS

Each party responsible for their own legal and professional costs incurred in this transaction

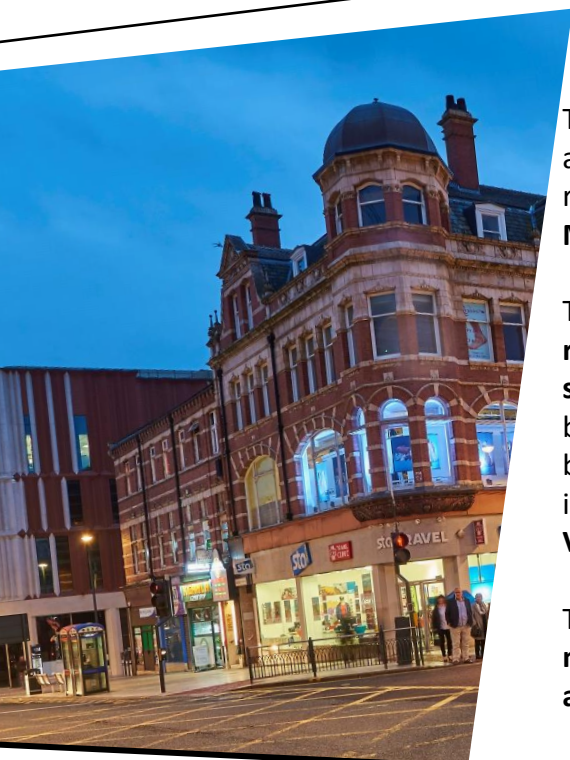
TENURE

The unit is available by way of a new effectively Full Repairing & Insurance lease on terms to be agreed

BE PART OF THE PLACE TO BE

VICAR LANE

LEEDS



LOCATION

The subject property occupies a **prominent position** on Eastgate as part of the larger Vicar Lane **mixed use block** which comprises retail, residential and leisure venues including **Leeds' only Michelin starred restaurant 'Man behind the Curtain.'**

The building is **located between the established and successful retail scheme Victoria Quarter and more modern Victoria Gate schemes** in a **prime area of retail in the City Centre** whilst also being **close to the city's historic covered Market**. The area also benefits from a varied mix of uses in the immediate vicinity including the recently refurbished **West Yorkshire Playhouse, Victoria gate Casino, restaurants, bars, and offices.**

The unit is **highly accessible** and is **adjacent to the city centre main loop road system**. The city's **Bus Station** is just a short walk away and railway station is less than a 10 minute walk.

THE OPPORTUNITY

Self-contained unit suitable for a **variety of uses including small café, bakery, jewellery store or any other bijou business looking for a prime location**. The unit benefits from **frontage and access directly onto Harewood Street** with a **large shop window** which provides prominence to this **heavily trafficked route**.

The unit is **uniform in shape** and offers **ground floor accommodation** with **high ceiling to floor height and character features**. The space has the benefit of an **existing staff toilet providing good ancillary space**.

The building is located in the **heart of prime retail schemes being in between The Victoria Quarter and Victoria Gate schemes** and their department store anchors, **Harvey Nichols and John Lewis respectively**.

The area has seen a huge amount of investment recently with the redevelopment of the West Yorkshire Playhouse at the bottom of Eastgate, **the New Leeds City College new £60m campus**, home to approximately **3000 students** and the SOYO redevelopment area offering over 1 million square feet of places to **live, work and visit**, including some of the **largest green spaces** in the city just beyond.



The unit presents an **affordable opportunity** for a lock up shop unit in a **prime location** and is **available immediately**.

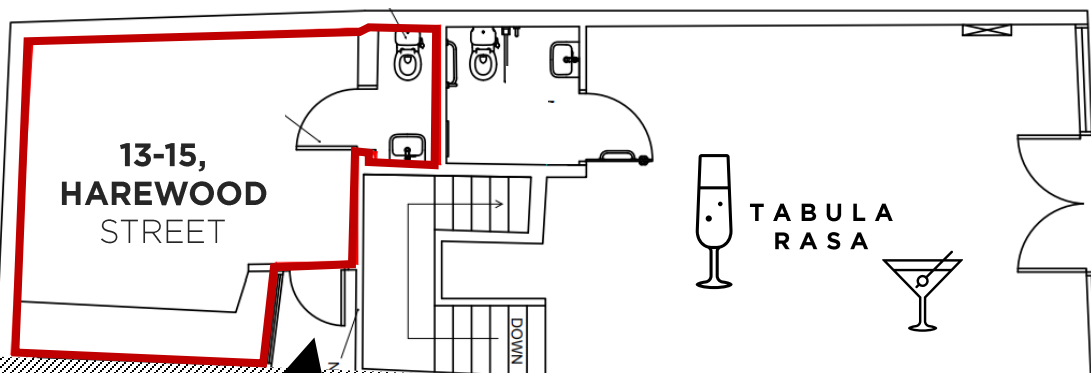
A development by



Town
Centre
Securities

tcs-plc.co.uk

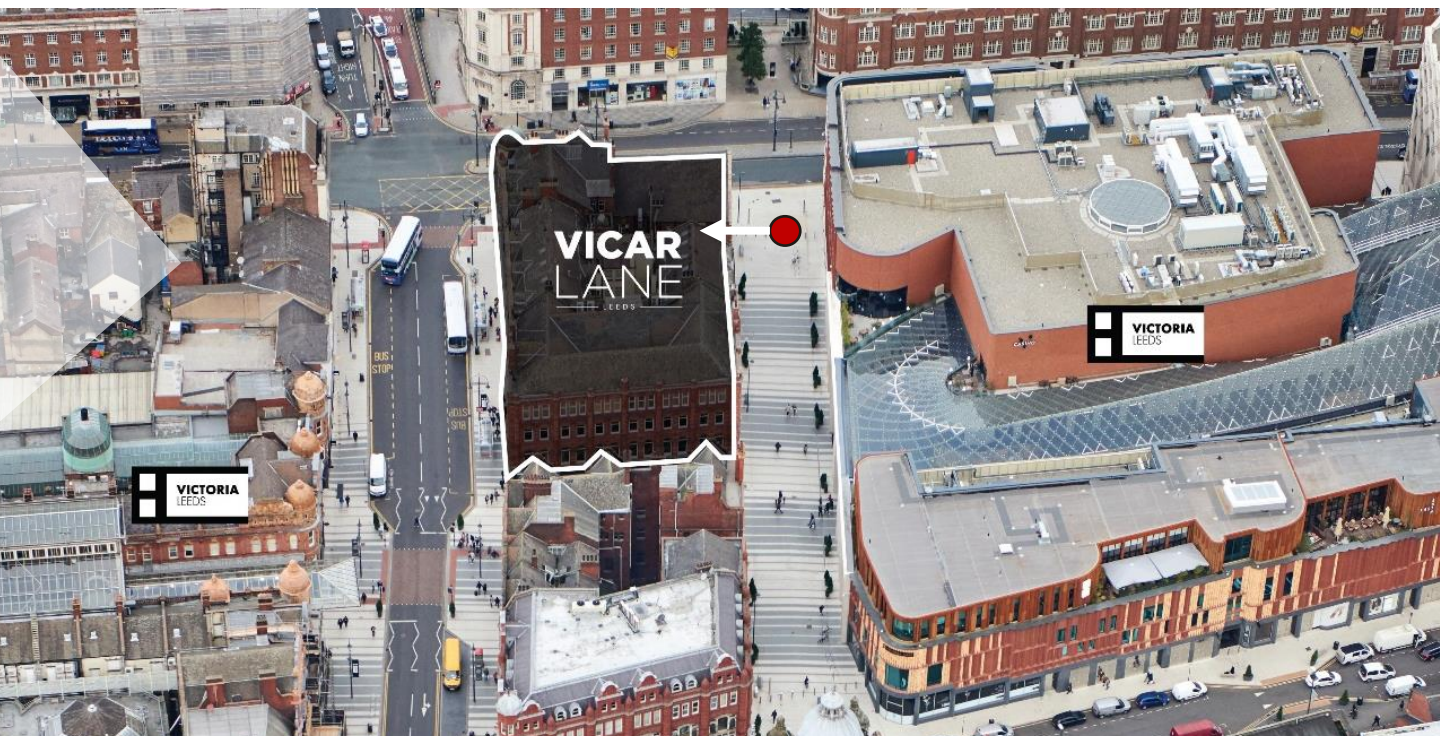
GROUND FLOOR LEVEL



**VICTORIA
GATE**



CASINO



A development by



**Town
Centre
Securities**

tcs-plc.co.uk

DISCLAIMER: TCS Freehold Investments Limited, their subsidiaries (TCS) and their real estate advisors (REA) as vendors or lessors of this property, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst TCS, and their REA use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. TCS, and their REA as such cannot be held responsible for any loss or damage without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of TCS, and their REA have any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices, costs, and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details, service charge, rates, ground rent (where applicable) and other residual costs are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

- JANUARY 2023 -