

TO LET:

VICAR LANE

LEEDS

80, VICAR LANE, LS1 7JH

FOR VIEWING &
FURTHER INFORMATION:



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Securities

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- ATTRACTIVE RETAIL UNIT OF OVER 1,800 SQ. FT
- HIGH CEILINGS & CHARACTERFUL SPACE WITH PRIME FRONTAGE TO VICAR LANE
- STUNNING PERIOD 1900's BRICK CONSTRUCTION BUILDING
- INTERNAL STAIRCASE LEADING TO BASEMENT SALES FLOOR
- PRIME LOCATION BETWEEN VICTORIA GATE & VICTORIA QUARTER

SIZE

Ground Floor (Entrance)	847 sq. ft	78.7 sq. m
Basement	993 sq. ft	93.3 sq. m
Total	1,840 sq. ft	171 sq. m

RENT

Upon Application

RATES

- Rateable Value 2023/24: £39,250

- Rates Payable 2023/24: £19,586

- Interested parties are advised to make enquiries with the local authority

EPC RATING

To be provided on request

SERVICE CHARGE

The on-account service charge budget for the existing unit for the current year (2022/23) is £3,129 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 Vicar Lane as part of a larger mixed use block comprising retail, residential and leisure use 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 Cities 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

The subject property is within an attractive early 1900's brick construction building with ornate window and roof detail to the upper floors, typical of the architecture in this location.

Occupying a prominent position on Vicar Lane, it comprises a ground floor sales area plus basement sales floor accessed via an internal staircase and extending to over 1800 sq. ft overall

Benefitting from full height glazing and double shop front, central glazed inset entrance door, the unit also benefits from an existing staircase leading down to the basement sales floor, providing borrowed natural light to this floor, to facilitate a true sales function.

The unit is directly situated between two unique retailers, new retro fashion Store 'We Are Cow' and 'Smile2Impress'. In addition, established high end fashion retailer Flannels also shares the same elevation. An abundance of additional high quality retailers can be found in the adjacent Victoria Quarter and Victoria Gate schemes (including anchors including Harvey Nichols and John Lewis).

The quality of the retail occupier is echoed by the leisure occupiers in the immediate locale including The Ivy Restaurant and Grill, Man Behind the Curtain, Issho, Home Restaurant and The Ivy Asia.

The unit is being offered with vacant possession and available immediately.

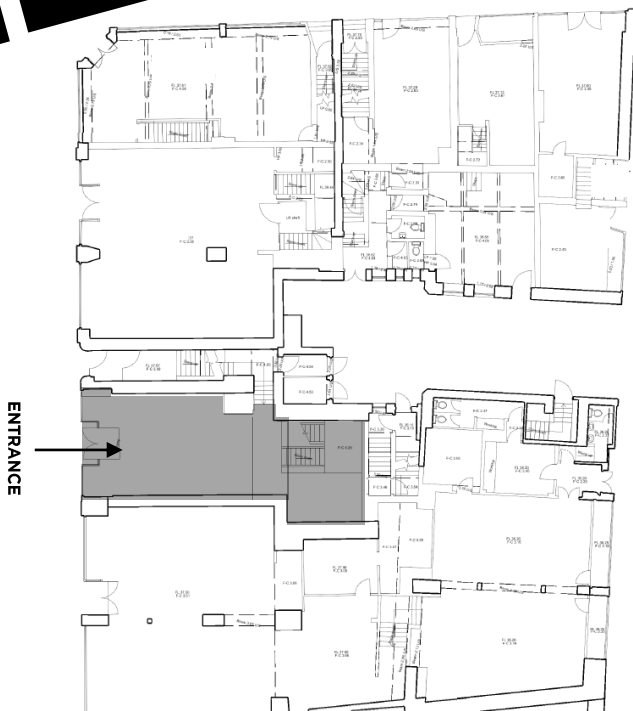


A development by

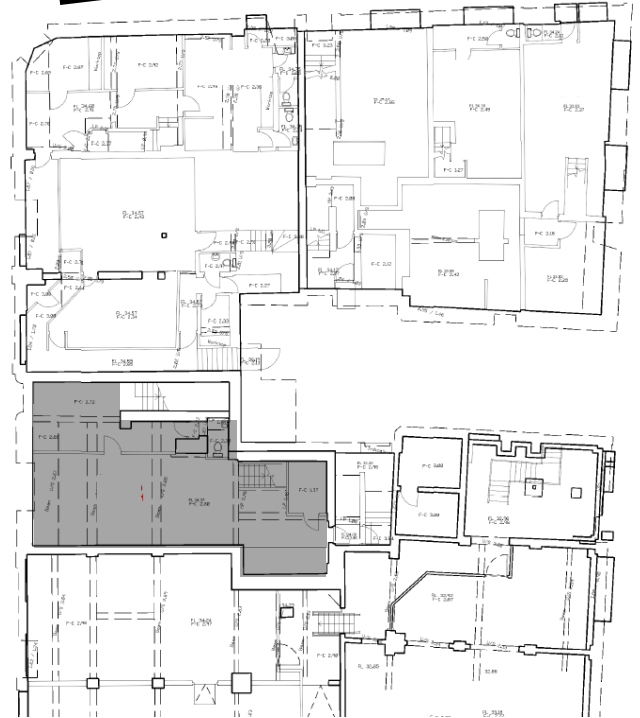


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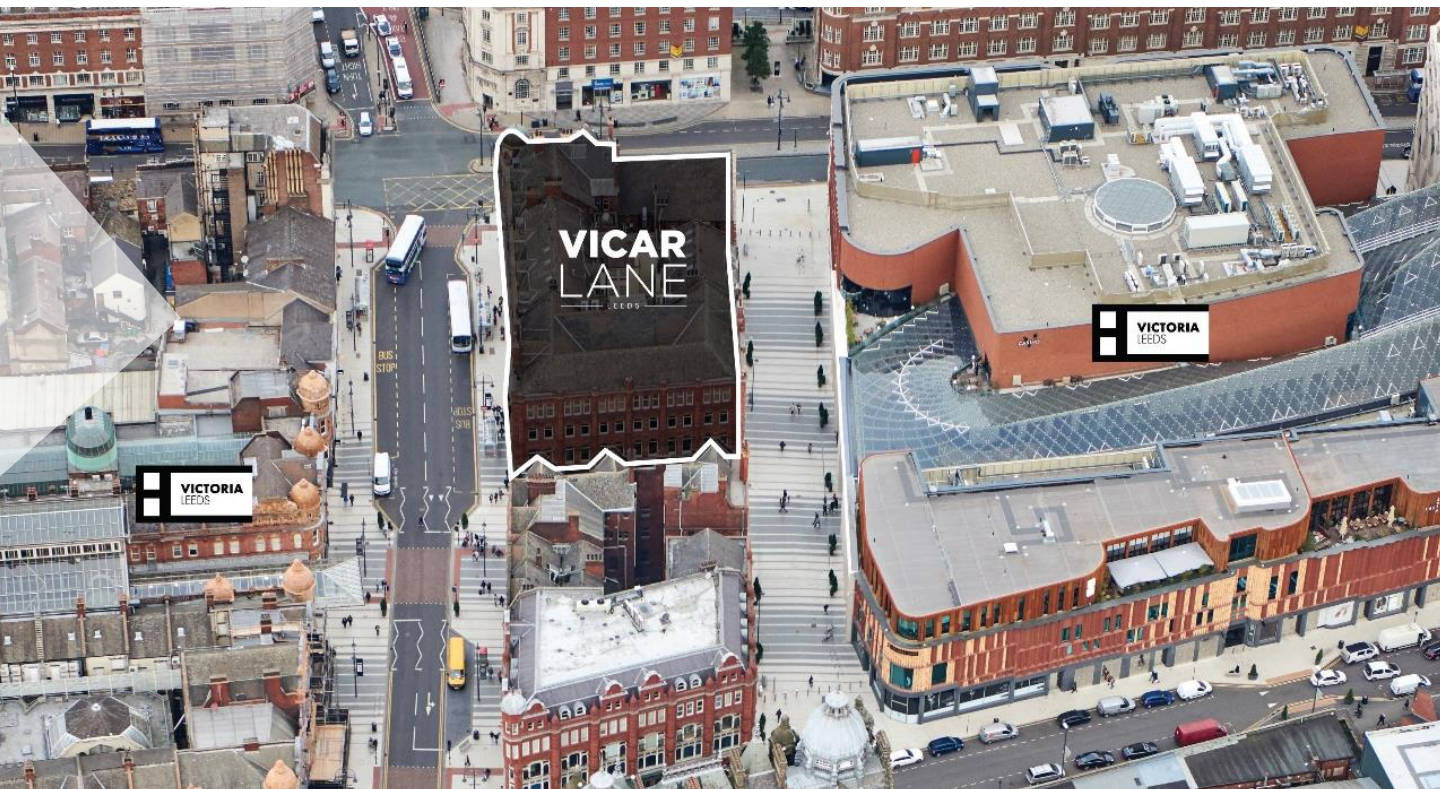
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GROUND FLOOR LEVEL



BASEMENT LEVEL



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- JANUARY 2023 -