

# TO LET:

# 88, VICAR LANE, 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@fljltd.co.uk  
jack.francis@fljltd.co.uk

- **PRIME LOCATION BETWEEN VICTORIA QUARTER & VICTORIA GATE SCHEMES**
- **IMPRESSIVE GLAZED RETURN FRONTAGE**
- **SELF-CONTAINED, SUITABLE FOR A VARIETY OF USES INCLUDING RETAIL, LEISURE, FOOD & BEVERAGE & OFFICE (SUBJECT TO PLANNING)**
- **ADJACENT TO VICTORIA GATE CASINO AND POPULAR BAR, TABULA RASA**
- **STUNNING PERIOD 1900's BUILDING OFFERING UNIQUE CHARACTER SPACE**

### EXISTING SIZE:

Ground Floor Level (Entrance)	866 sq. ft	80 sq. m
Basement Level	1,517 sq. ft	141 sq. m
<b>TOTAL</b>	<b>2,383 sq. ft</b>	<b>221 sq. m</b>

### RENT:

Upon Application

### RATES:

**Rateable Value 2023/24:** £36,750

**Rates Payable 2023/24:** £18,338

**Please note:** Some uses are not covered & interest parties are to make their own enquiries with the local charging 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 £1,818 per annum

### LEGAL COSTS:

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

### TENURE:

The unit is available by way of a new full repairing & insurance lease

# BE PART OF THE PLACE TO BE

# VICAR LANE

LEEDS

## LOCATION

The subject property is located in a **prominent position** on Vicar Lane forming part of a **larger mixed use asset** comprising of **retail, residential and food & beverage** occupiers including **Leeds only Michelin star restaurant 'Man behind the Curtain.'**

The building sits between the established and successful **Victoria Quarter** and more **modern Victoria Gate** scheme in a **prime location of retail in the City Centre** whilst also being **close to the City's historic covered Market.**

The area is quickly establishing itself as **the new premium all day destination** to shop and socialise. Operators within close vicinity also include **Flannels, The Ivy, The Ivy Asia** and **Hugo Boss**. In addition the recently refurbished **West Yorkshire Playhouse, Victoria gate Casino**, restaurants, bars, and offices are also easily accessible.

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 **Grade II listed building**, known as Buckley House, was constructed in the 1900's and still retains many **stunning original features** including ornate windows and high ceilings. Offering a **unique character space**, the unit has a **strong corner position** and prominence with **glazed return frontage and entrance**.

The opportunity is being offered with vacant possession by way of a new lease.

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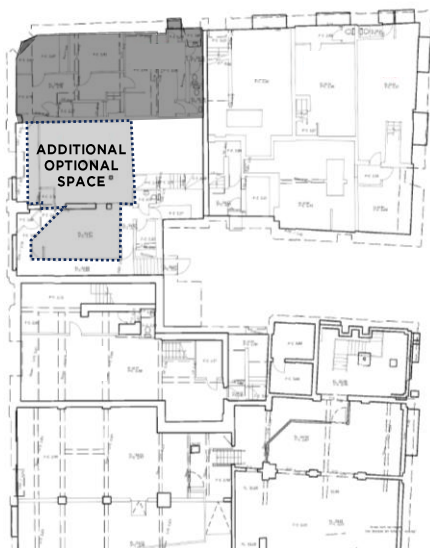
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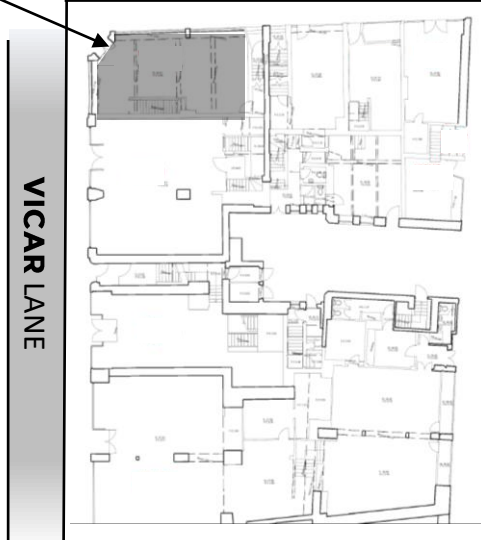


STREET LEVEL ENTRANCE

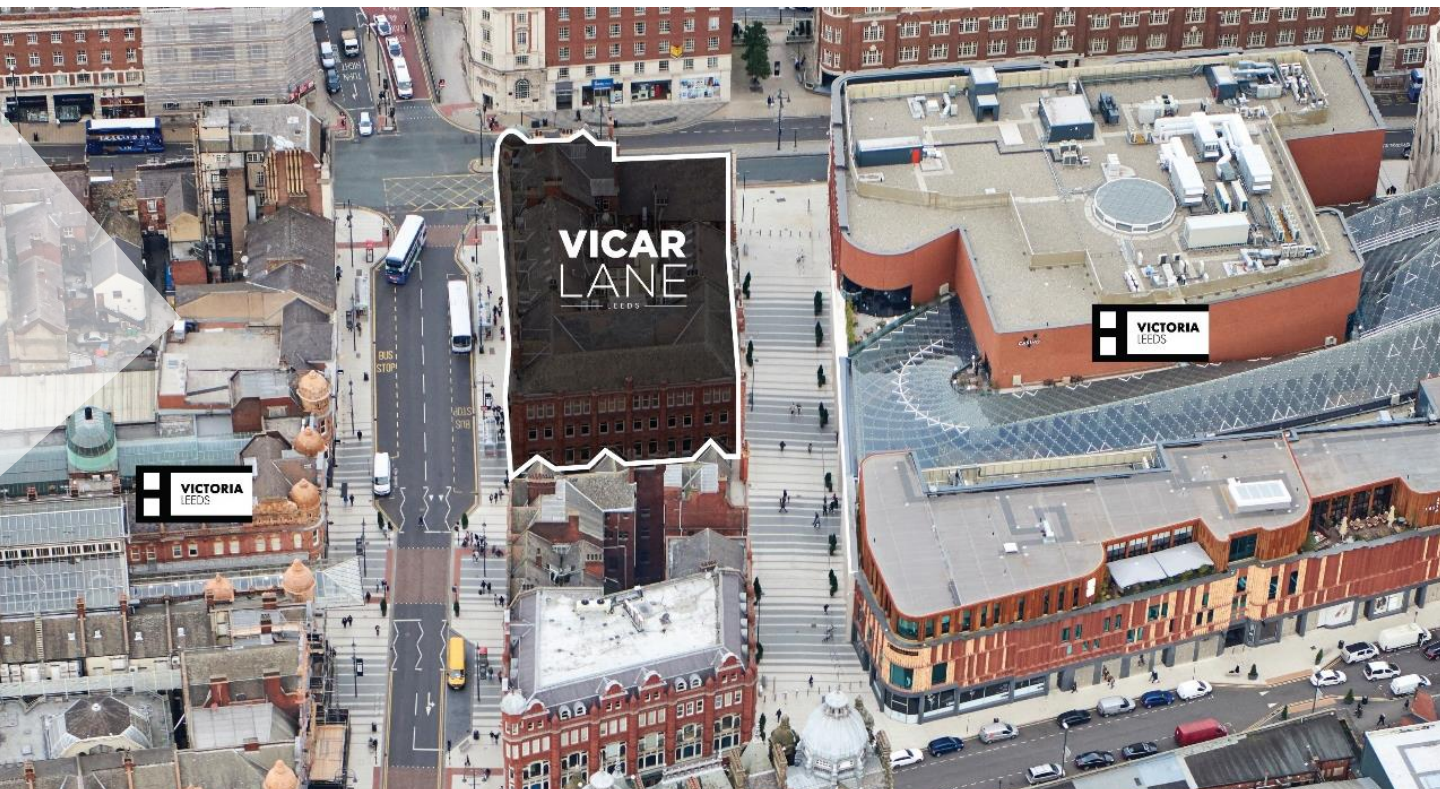
EAST GATE



**BASEMENT LEVEL**



**GROUND FLOOR LEVEL**



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- JANUARY 2023 -