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
harry.williams@tcs-plc.co.uk

FOX LLOYD JONES

0113 243 1133

louise.larking@fljltd.co.uk
jack.francis@fljltd.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
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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 opportun**ity for a lock up shop unit in a **prime location** and is **available immediately**.

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VICAR LANE
LEEDS

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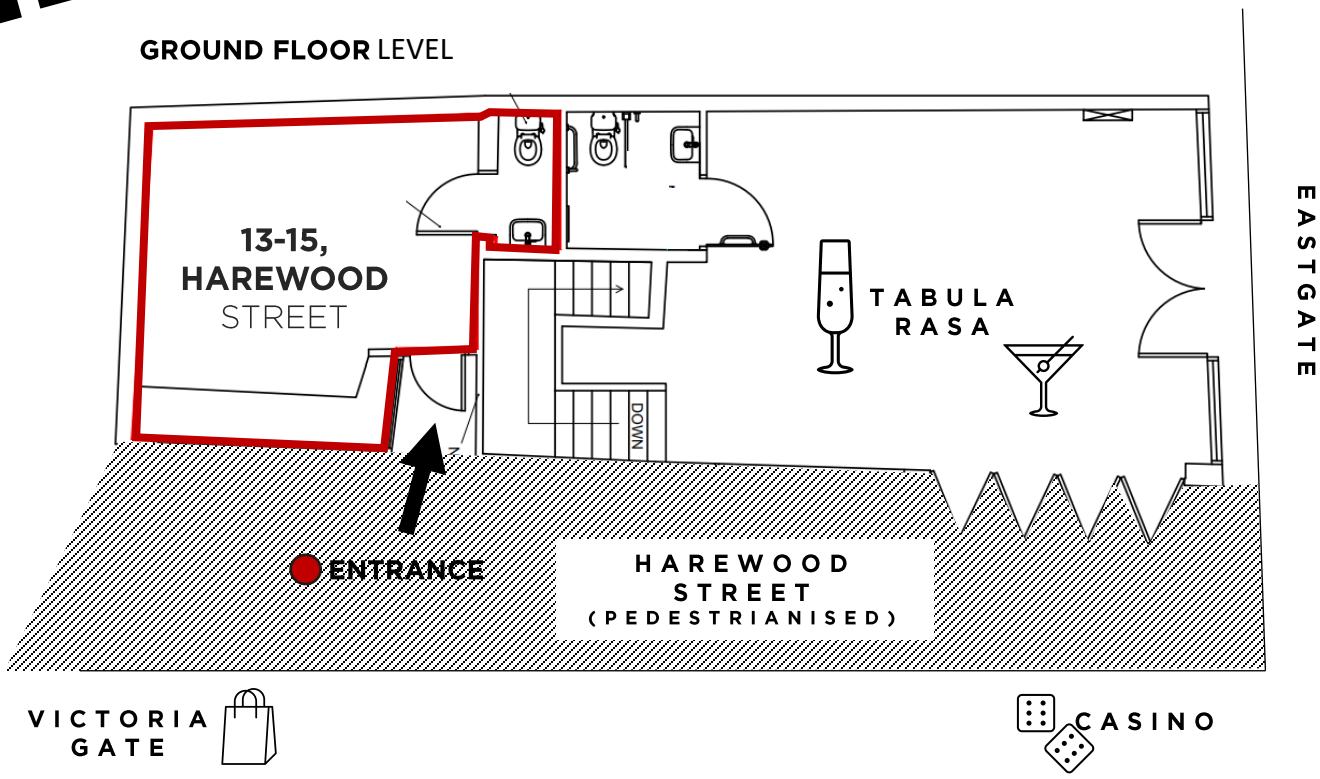
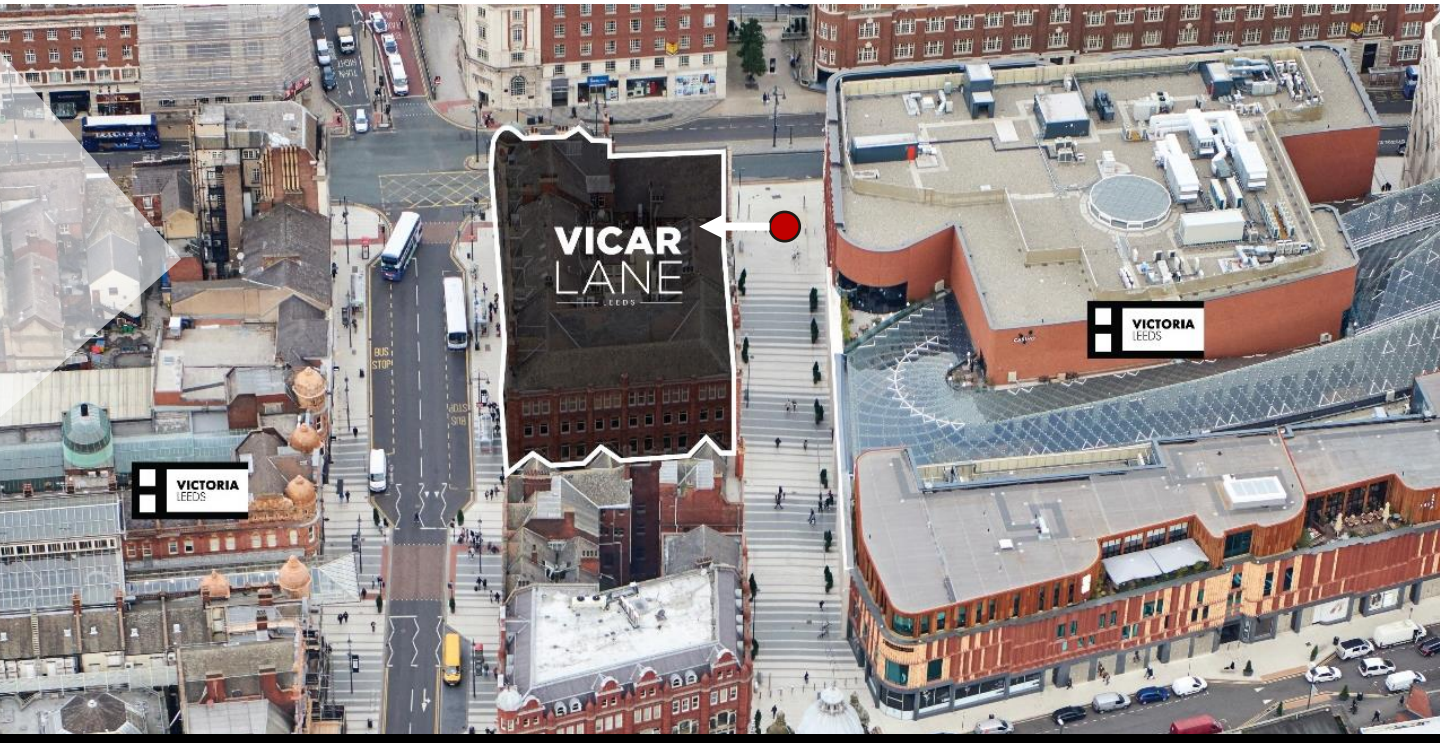
GROUND FLOOR LEVEL





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- SEPTEMBER 2024 -