

68-78
**VICAR
LANE**
LEEDS
LS1

**A UNIQUE,
FULLY FITTED
RESTAURANT
OPPORTUNITY**

Up to approx. 7,310 sq. ft

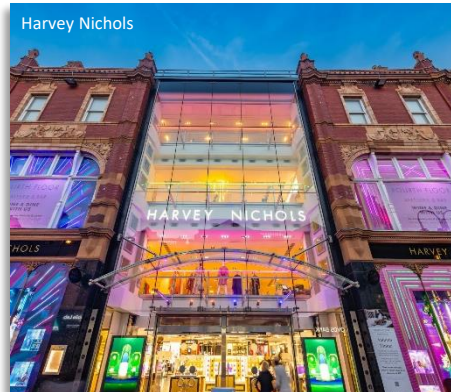
A development by:



December 2024 - Subject to contract



A Thriving Mixed-Use Area.



**VICAR
LANE**
LEEDS

Nestled in the heart of the city, Vicar Lane offers a rare opportunity to lease a premium restaurant located between two of Leeds' most prestigious shopping centre's, Victoria Gate and Victoria Quarter.

A Grade II listed building constructed in the early 1900s, it retains many original architectural features lending an authentic historical charm to this vibrant location.

Today, Vicar Lane is rapidly becoming Leeds' new premium destination for shopping and socialising. The area is recognised for its exclusive atmosphere, attracting both day shoppers and evening socialites.

Being part of this high-end, dynamic environment places your business among Leeds' most sought-after destinations, elevating your brand and appeal.

A Premium Environment Surrounded by Leading Brands including



A Prime Location.

Leeds stands as the vibrant heart of Yorkshire, renowned as one of the UK's top destinations for shopping, business, and commerce.

Perfectly positioned for connectivity, Leeds is located 44 miles northeast of Manchester, 24 miles southwest of York, and 33 miles north of Sheffield.

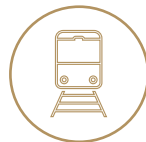
This city is a prominent regional hub for finance and business services, boasting major employers such as the Bank of England, Channel 4, Lloyds, Yorkshire Bank, Leeds Building Society, British Gas, and Unilever, to name a few.

Situated on Vicar Lane, this area provides prime access to an array of high-end restaurants, entertainment and leisure destinations.

Just a short walk away, you'll find the acclaimed West Yorkshire Playhouse, offering world-class theatre productions. Nearby, Victoria Gate Casino adds an element of sophistication to Leeds' nightlife to complement the exclusive shopping and dining experiences within the immediate vicinity.



Road travel to and from Leeds is seamless, with excellent motorway access via the M1, A1 (M), and M62, linking it to key locations across the UK..

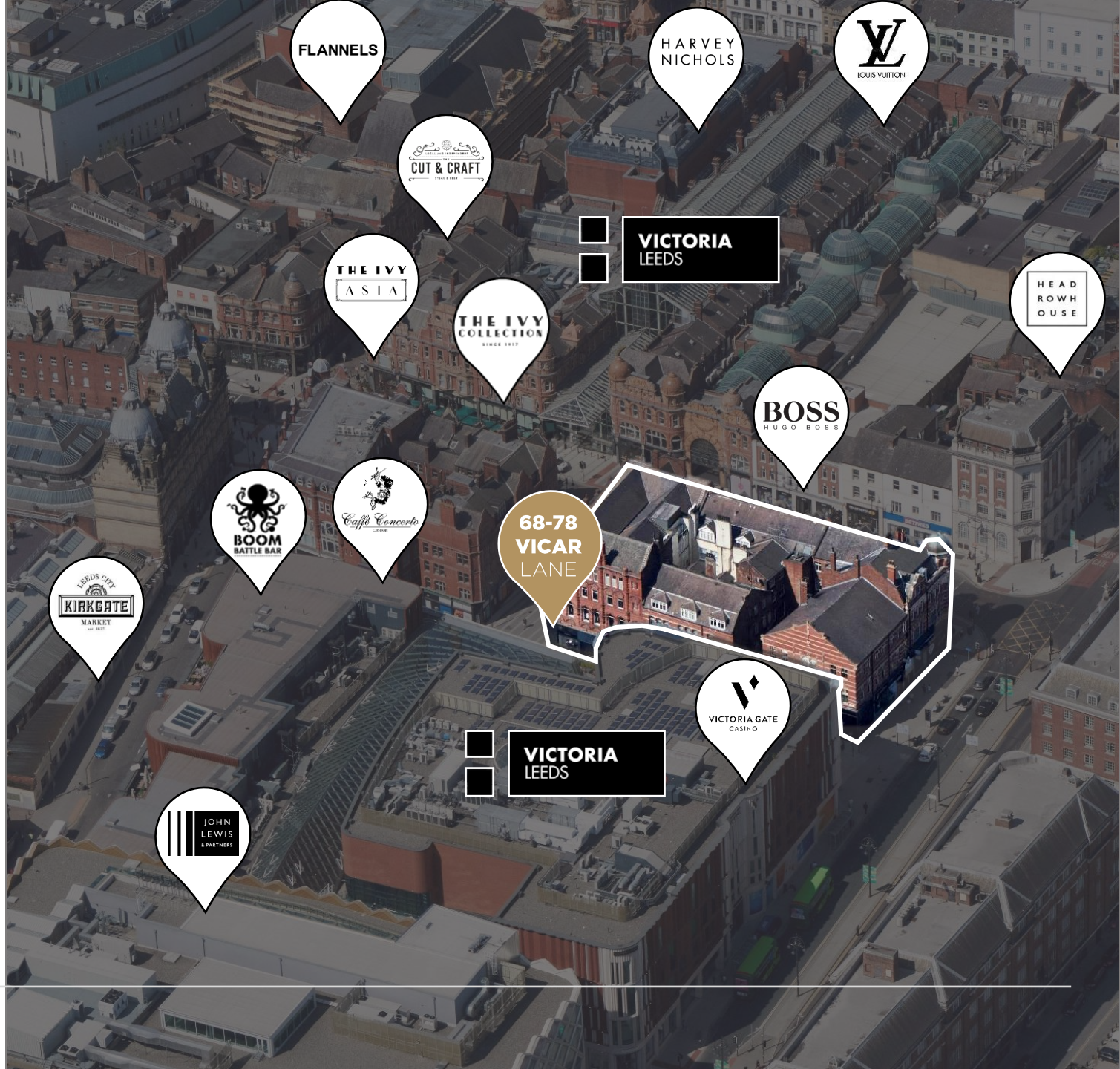


Leeds Station offers frequent direct rail connections to London Kings Cross, Edinburgh, and York, with journey times of approximately 2 hours 11 minutes, 3 hours 10 minutes, and 25 minutes, respectively.



For international travel, Leeds Bradford Airport is conveniently situated just 14 miles northwest of the city centre.



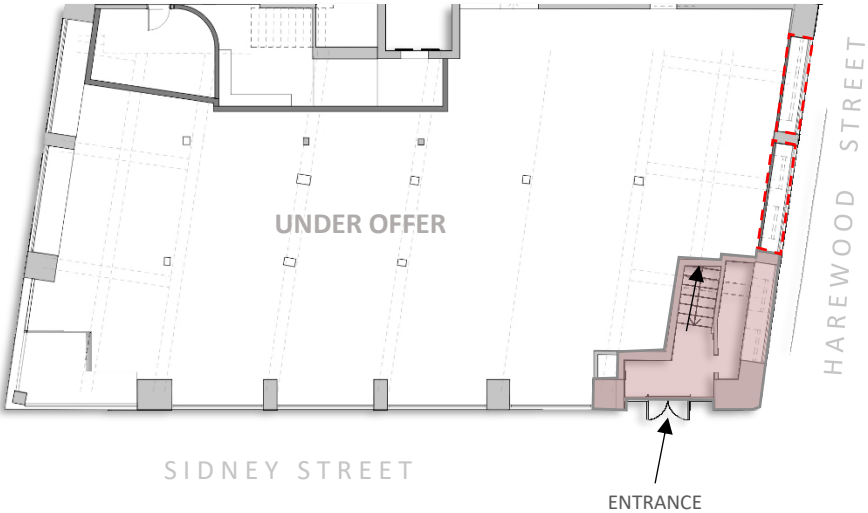


Explore our floorplates.

SPACE	SQ.FT	SQ.M
STREET LEVEL ENTRANCE	271	25
LOWER GROUND LEVEL	5,653	525
LOWER GROUND POTENTIAL ADDITIONAL SPACE	1,386	129
TOTAL AVAILABLE	7,310	679

----- The 2 additional windows facing Harewood Street form part of the premises frontage for signage and display purposes.

GROUND FLOOR



LOWER GROUND/ BASEMENT LEVEL



Proposal.

RENT

Upon application

TENURE

Available to let on a full repairing and insuring lease, on terms to be agreed

RATES

- Rateable Value (2024/25): £60,000
- Rates Payable (2024/25): £32,760

You may be eligible for a retail discount under the governments business rates relief. Please check with the local charging authority

SERVICE CHARGE

The on-account service charge budget for the year (2024/25) is £4,974

LEGAL COSTS

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

EPC

Under review

Further Enquiries.

For further details or to arrange inspection please contact:.



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Anti-money Laundering: Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.