



TO LET

Retail Unit

GF: 1,995 sq.ft (185.34 sq.m)

FF: 1,078 sq.ft (100.14 sq.m)

111, Vicar Lane, Rhodes House, Leeds, LS1 6PJ

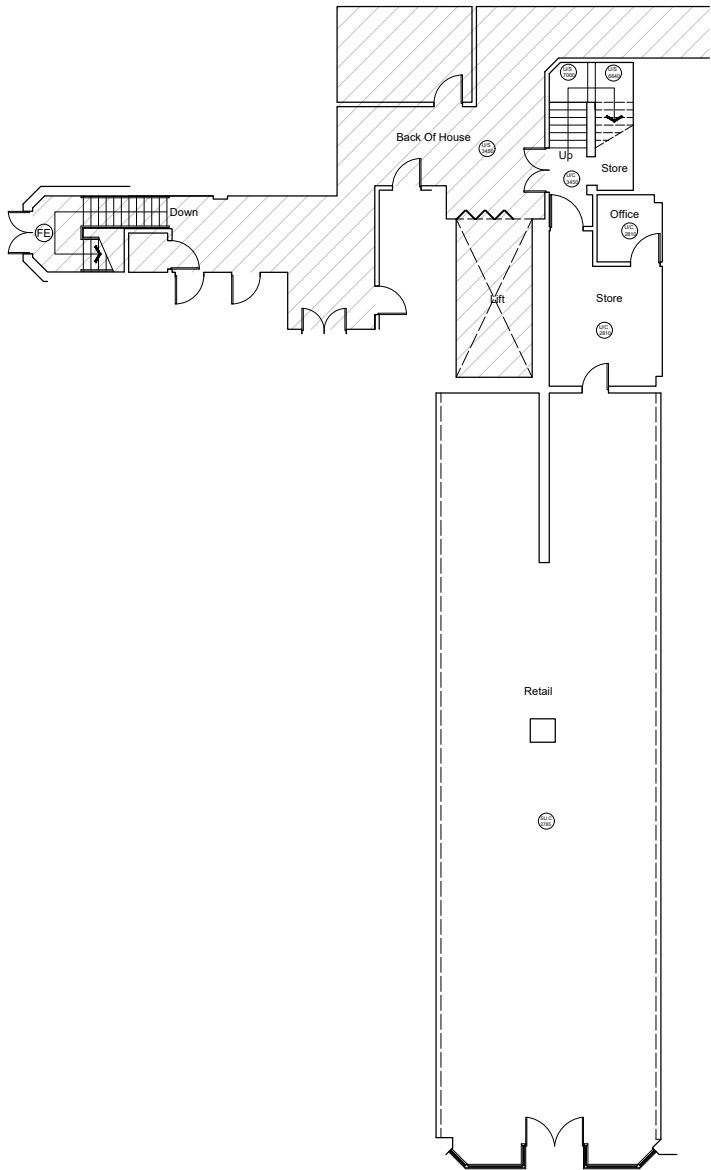
- Prominent city centre building close to The Corn Exchange, Kirkgate Market, Victoria Quarter and Grand Arcade
- Nearby occupiers include John Lewis, Flannels and Sports Direct as well as several established Oriental restaurants and supermarkets
- Suitable for a variety of uses with extensive car parking (Templar Street and Edward Street) in close proximity

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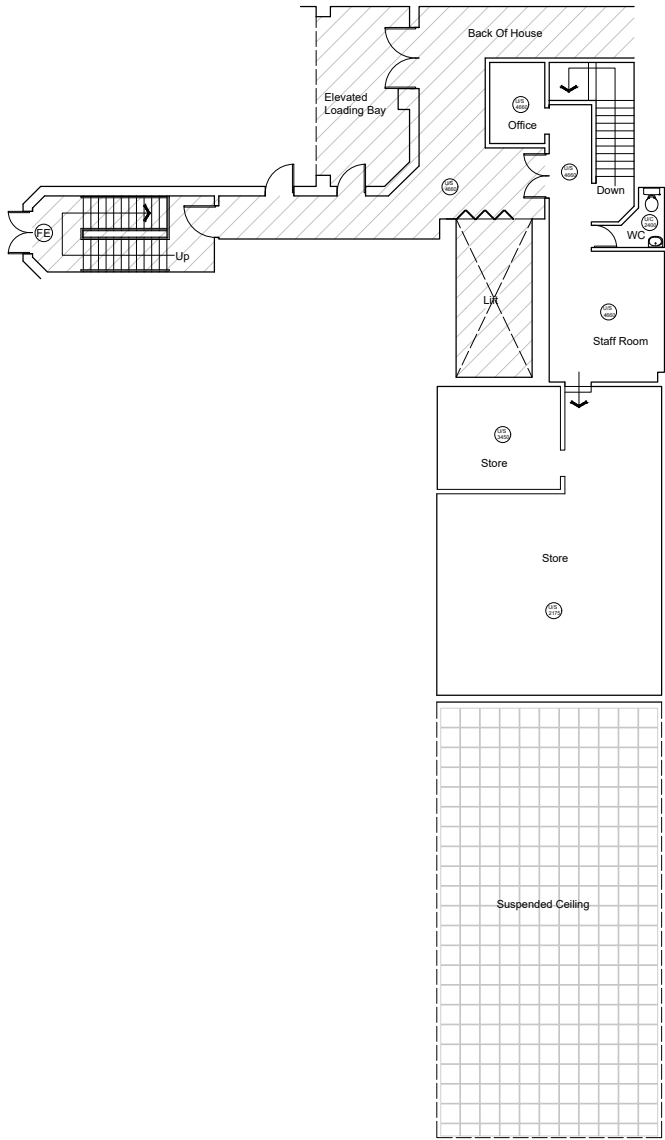
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Ground Floor Plan - 1995 sq ft.



First Floor Plan - 1078sq ft.

111 Vicar Lane, Rhodes House,
Leeds, LS1 6PJ

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,995	185.34
First Floor/Mezzanine	1,078	100.14
TOTAL	3,073	285.48

Description

The subject property is in a prominent position on Vicar Lane, close to its junction with The Headrow and Eastgate in an area popular with both retail and leisure users with adjoining/neighbouring occupiers including Nong Fern Thai supermarket, Saks Hair & Beauty, Regency supermarket, Howl Bar and a 127 bedroom Travelodge. The property is planned on ground and first floors.

Rent

Offers are sought in the region of £70,000 per annum exclusive of VAT

Rates

The property has a Rateable Value of £41,000. Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to Leeds City Council business rates department.

Services

The unit has electricity connected.

Service Charge & Insurance

Service Charge is £3,146 excluding VAT. Insurance TBC. The Landlord will insure the premises the premiums to be recovered from the tenant.



Planning

We believe that the property has planning consent for use within Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Interested parties should make their own enquiries to the Local Authority to satisfy themselves whether planning permission is required for their intended use.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

VAT

VAT is payable on Rent, Service Charge, and buildings insurance premium.

Location

Vicar Lane is one of the principal retail and leisure locations in Leeds city centre with a plethora of national, regional and independent traders including Flannels, Hugo Boss, Trailfinders, The Ivy, Cow and The Ivy Asia. Victoria Gate (John Lewis), Victoria Quarter (Harvey Nichols) and The Headrow, all a stone's throw from the subject property, provide a seamless link to the prime retail pitches of Briggate, Commercial Street and beyond.

Viewing

Strictly via prior appointment with the appointed agents:



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