



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

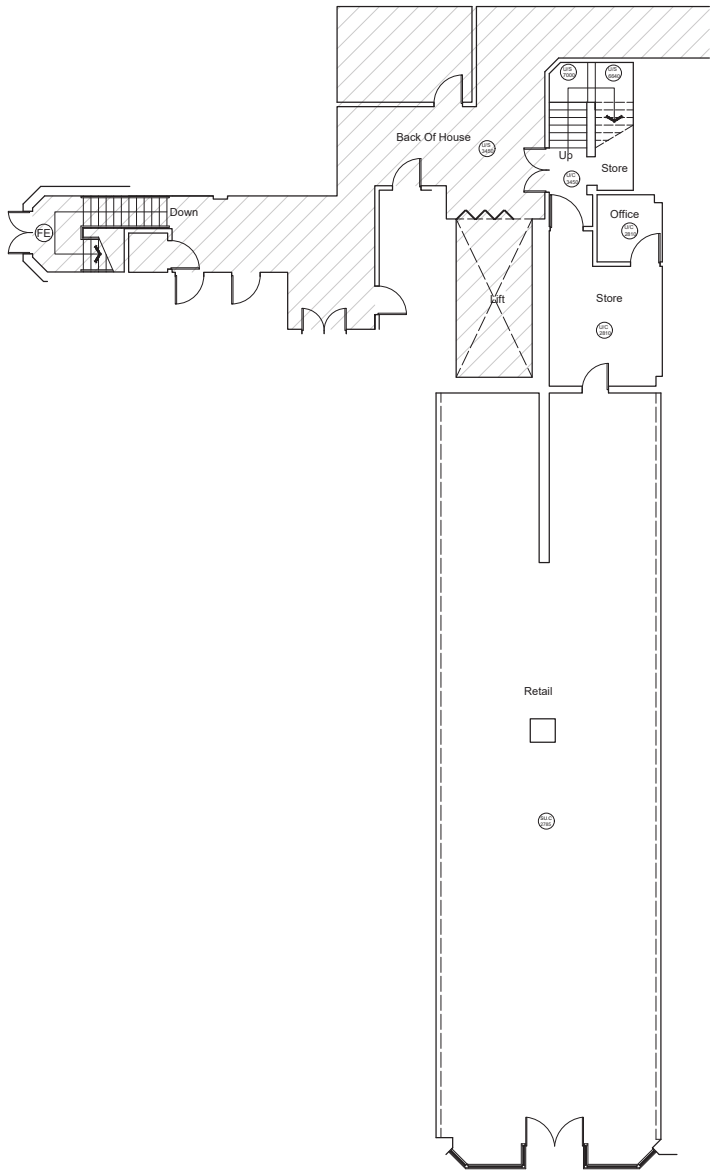
- Prominent city centre building close to The Corn Exchange, Kirkgate Market, Victoria Quarter and Grand Arcade
- Nearby occupiers include John Lewis, Flannels and Sports Direct as well as several established Oriental restaurants and supermarkets
- Suitable for a variety of uses with extensive car parking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

LCP.
part of MCore

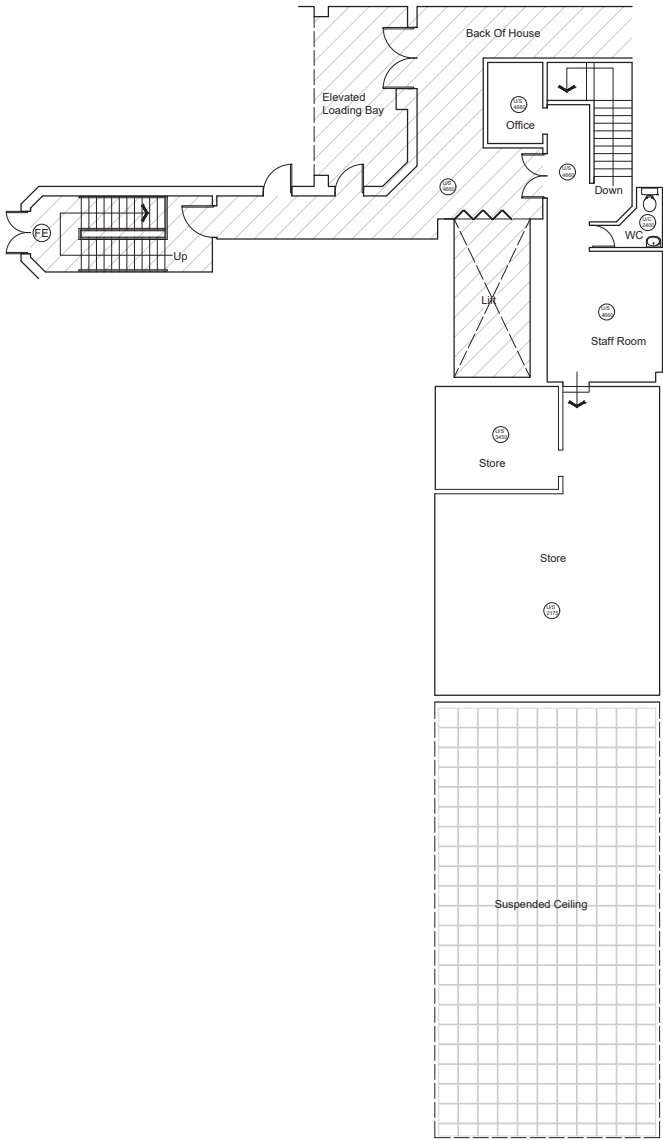
**01384
400123**

searchlcp.co.uk

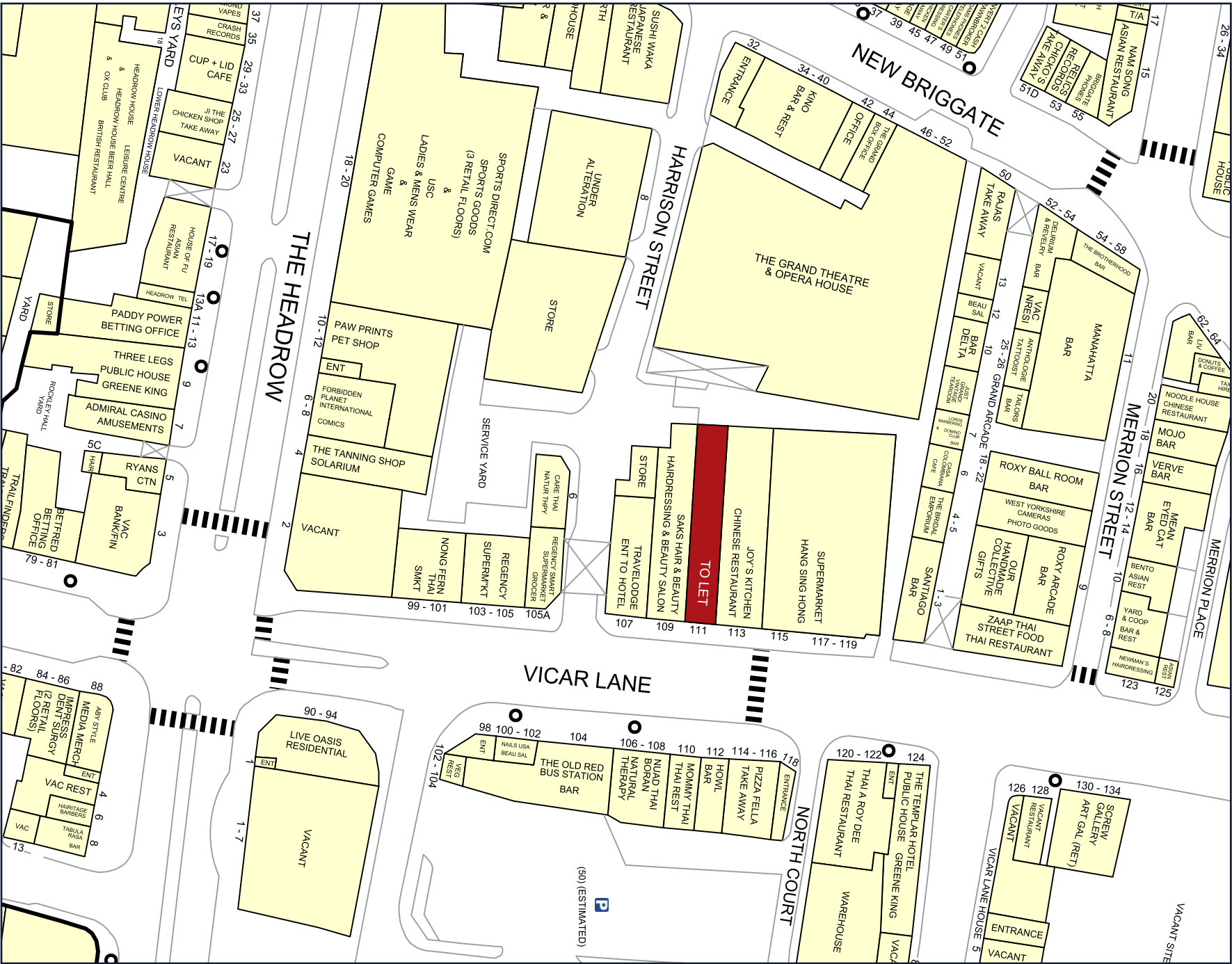




Ground Floor Plan - 1995 sq ft.



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 John Lewis, Harvey Nicks, Flannels and Hugo Boss. Victoria Gate, Victoria Quarter 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:



NEWS WEBSTER
RETAIL AND LEISURE
PROPERTY CONSULTANTS
0113 433 0117
www.newnswebster.com

Richard Webster 07739 680472
rw@newnswebster.com

Owned and Managed by



01384 400123
searchlcp.co.uk



Martin Wade 07503 060206
mwade@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.