

LEEDS • 105 VICAR LANE



CITY CENTRE SHOP / LEISURE PITCH TO LET

LOCATION

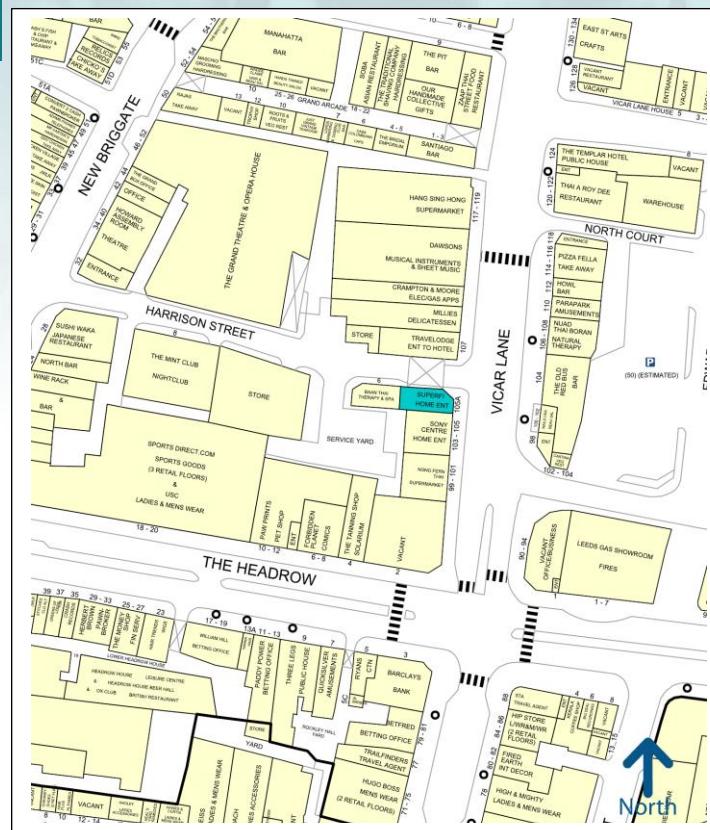
Situated to the northern end of Vicar Lane, the premises is in close proximity to the Leeds Victoria Gate and Trinity shopping centres, as well as a wealth of local bars and eateries.

Neighbouring retailers include the **Sony Centre**, **Dawsons Music** and **Crampton and Moore**.

The premises is located in an established and increasingly popular leisure pitch, with **The Pit**, **Verve** and **Santiago** bars a short walk away. **Mint Nightclub**, which hosts regular music events is located close by on Harrison Street and the prestigious **Leeds Grand Theatre** is also in the vicinity.

A diverse range of restaurants are close by, with **Pizza Fella**, **Cantina Leeds** and **Thai Aroy Dee** all located on Vicar Lane.

A **Travelodge** hotel is conveniently located directly next door.



TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £29,500 per annum exclusive.

A service charge is also payable. Further details are available upon request.

ACCOMODATION

The property is arranged over ground and first floor and provides the following net internal areas:

Ground Floor Sales
First Floor Anc

1,019 sq ft (94.7 sq m)
858 sq ft (79.7 sq m)

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £25,500

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000

email Lawrence@rj-ltd.co.uk
or Anthony@rj-ltd.co.uk

Or our joint agents Lawson Hubbard Lowe – 0113 243 4771

SUBJECT TO CONTRACT



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.