



**37-39 Vicar Lane**

Leeds, LS1 6DS

**Prime Self-Contained  
GROUND FLOOR Retail/  
Leisure opportunity in the  
heart of Leeds City Centre -  
Available end Q1 2024**

**625 sq ft**  
(58.06 sq m)

- 625 sq ft available
- Prominent frontage position on Vicar Lane with strong day and night pedestrian footfall
- Surrounded by cool independent and national operators
- In close proximity to Victoria Gate and Victoria Quarter
- 2 minutes from the prime retail pitches of Briggate and Commercial Street
- Opposite Leeds Kirkgate Market entrance

# 37-39 Vicar Lane, Leeds, LS1 6DS

## Summary

<b>Available Size</b>	625 sq ft
<b>Rent</b>	£30,000 per annum
<b>Rateable Value</b>	£25,250 Interested parties are advised to make their own enquiries to the local charging authority for the rates payable.
<b>Service Charge</b>	Service Charge information available upon request.
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

37-39 Vicar lane comprises a 3-storey building with a profile metal sheet façade. The Ground floor unit is uniform in shape and provides an attractive double fronted shop unit which could suit a variety of occupiers and uses (STP). Internally the unit benefits from having a good floor-to-ceiling height, plenty of natural light from the existing shop front and characterful exposed brickwork internally. Towards the rear there is an existing doorway in situ that leads to the rear service yard with access to a dedicated bin store.

Once planning is approved the building is set to undergo redevelopment, which will include the conversion of the first & second floors into two residential apartments leaving a commercial unit on the ground floor. The existing doorway into the commercial unit will be brought forward, including a new glazed shop front to be installed. The internal accommodation will be handed over in shell and core condition, with capped off services including water and electricity ready for the tenant to connect to as part of their fit out.

## Location

The subject property occupies a prominent trading position on Vicar Lane, which runs between The Headrow and Eastgate and forms part of a mixed-use area of the city which comprises Residential and a wealth of well established F+B and retail occupiers in the immediate locale including The Ivy, Ivy Asia, Flannels, Hugo Boss, The Hip Store, AbyStyle, We Are Cow, Smile2Impress, and many more. The subject property is also a 2 minute walk from the prime retail pitches of Briggate and Commercial Street.

The premises is situated directly adjacent to Kirkgate City Market and is close to the well-established and thriving Victoria Quarter which is home to a number of national tenants such as Harvey Nichols, Reiss, and Jo Malone. The more recent Victoria Gate scheme, which boasts key anchor John Lewis, is also in close proximity. 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.

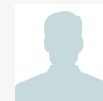
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	625	58.06	Available
<b>Total</b>	<b>625</b>	<b>58.06</b>	



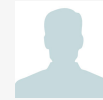
## Viewing & Further Information



### Louise Larking

0113 243 1133 | 07814 478560

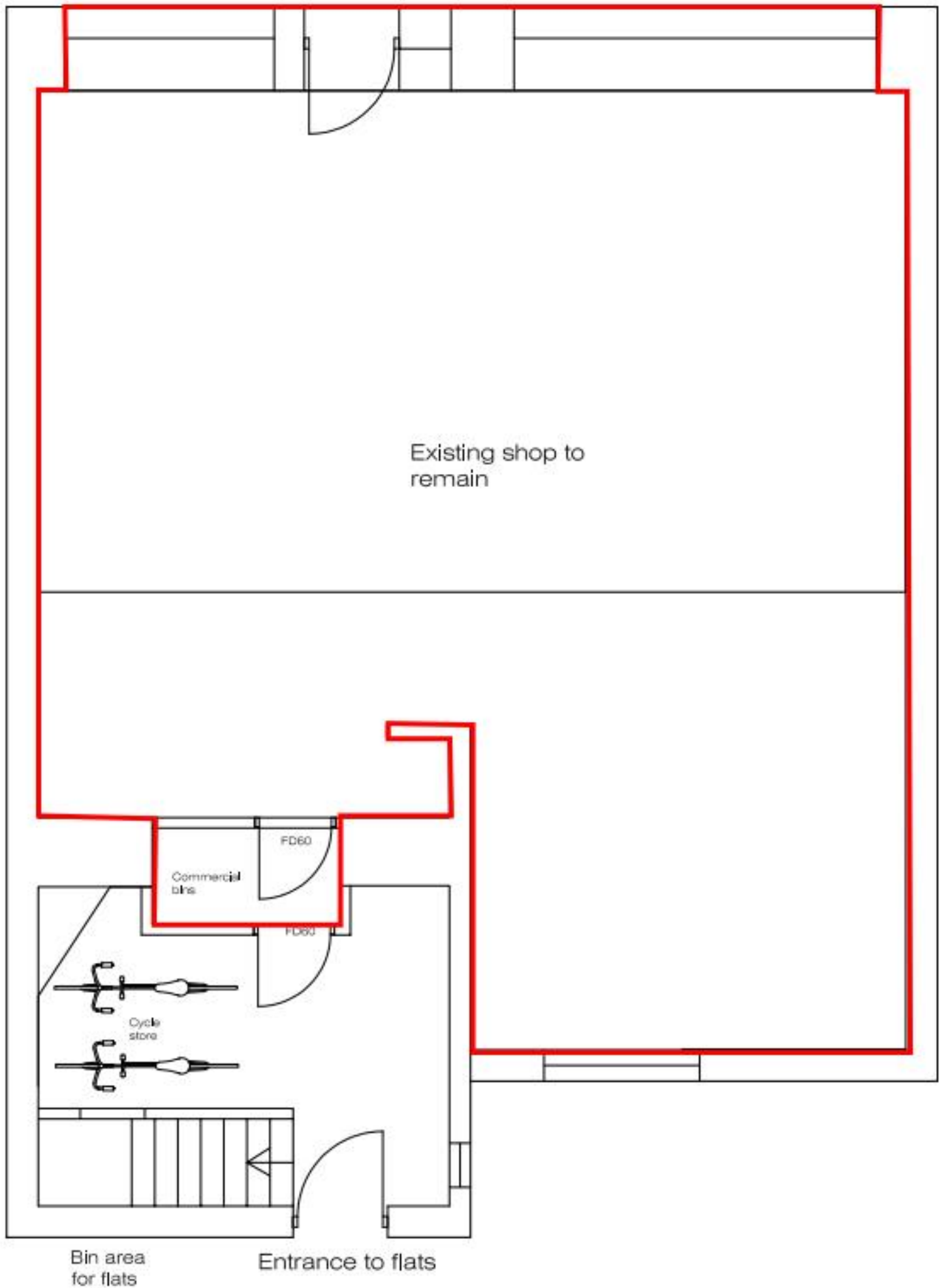
louise.larking@fjltd.co.uk



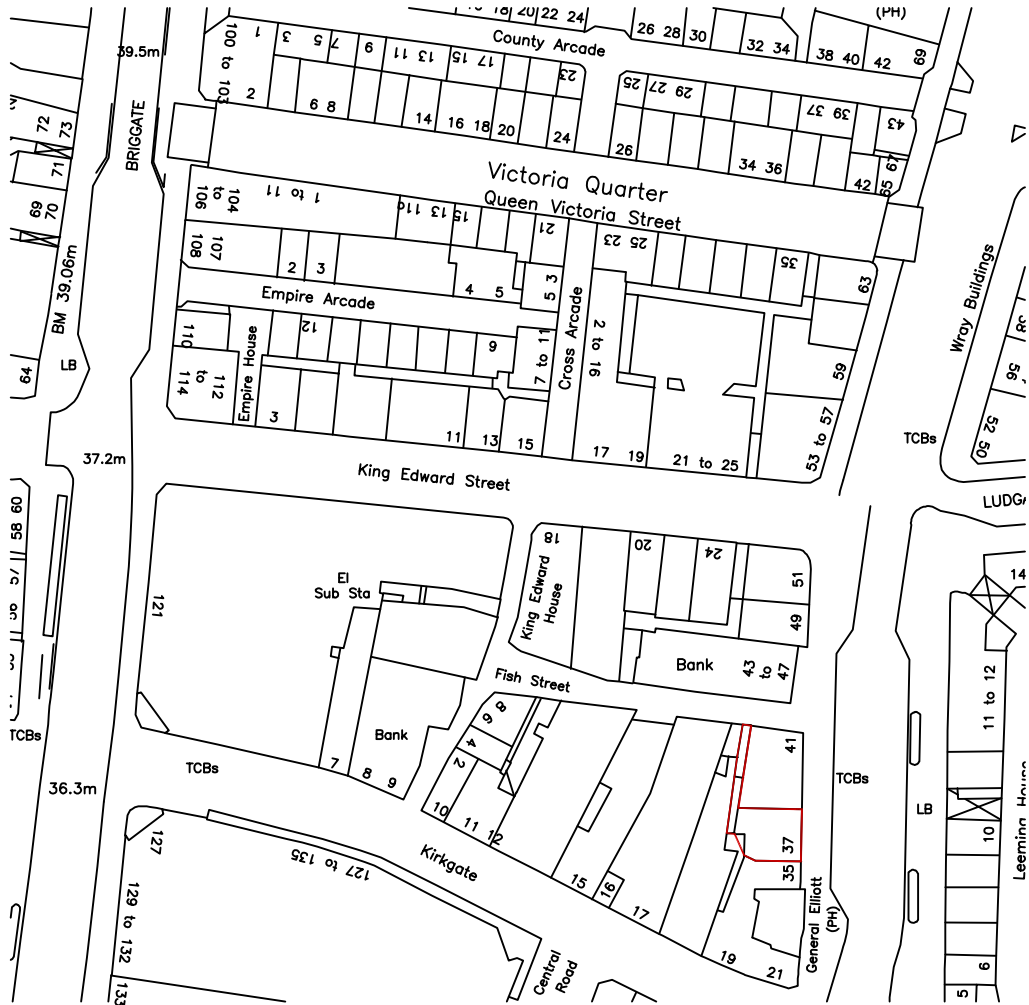
### Jack Francis

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**Ground Floor Plan**  
as proposed



Rev A 20/09/23 Red line amended



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Date 28/02/2023

Project  
 Proposed conversion to 2 flats and existing shop  
 at 37-39 Vicar Lane Leeds LS16DS

Drawing  
 Ordnance Survey

Drg No

A4	
2437	Scale
R A	1:1250
OS	