

Lot 22, 10 Central Road, Leeds,
West Yorkshire LS1 6DE

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Prime City Centre Retail Investment

www.acuitus.co.uk

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Property Information

Prime City Centre Retail Investment

- Let on a New 10 Year Lease t/a Out Of This World
- City Centre shopping quarter location
- Directly opposite the Central Arcade Shopping Centre and close to The Corn Exchange, Leeds Kirkgate Market and Trinity Shopping Centre
- Neighbouring occupiers include River Island, Five Guys, JD Sports, Nandos, Marks & Spencer, Wagamama and Burger King

Lot 22
Auction 13th February 2025

Rent £32,000 per Annum
Status Available

Sector Retail, High Street Retail, Ground Rent
Auction Venue Live Streamed Auction

Location

Miles 15 miles south Harrogate, 26 miles south-west of York, 44 miles north-east of Manchester
Roads M621, M1, A1(M), A64
Rail Leeds Railway Station
Air Leeds Bradford Airport

Situation

Leeds is the third largest city in the UK, with a resident population of over 750,000. The city boasts excellent communication links being within close proximity of the A61, M62 and M1. Leeds is the third busiest railway station outside of London with over 31 million passengers per annum.

The property is prominently situated in Leeds City Centre's shopping quarter, on the corner of Central Road. The Central Arcade Shopping Centre is located directly opposite the property and the Corn Exchange, Leeds Kirkgate Market and Trinity Shopping Centre are all within a close proximity. Neighbouring occupiers include River Island, Five Guys, JD Sports, Nandos, Marks and Spencer, Wagamama and Burger King.

Tenure

Virtual Freehold. Held for a term of 999 years from 26th July 2024 at a fixed peppercorn rent.

EPC

Band C

Description

The property comprises a ground floor shop benefitting a significant return frontage and retail/ancillary accommodation at the basement floor and forms part of a larger building.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail Retail/Ancillary	93.06 112.21	(1,002) (1,207)	INDIVIDUAL t/a Out of This World	10 years from 1st January 2025 until 31st December 2034 (1)	£32,000	5 yearly
Total Approximate Floor Area		205.27	(2,209) (2)			£32,000	

(1) The lease is excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954

(2) The floor areas stated above those those published by the Valuation Office Agency (www.voa.gov.uk)

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Contacts

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2024