

Lot 36, 20 New Market Street, Leeds,
West Yorkshire LS1 6DG

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



**New 5 year lease to
t/a Y2K Vintage**

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Property Information

City Centre Retail Investment

- Let on a new lease until July 2030
- Tenant Option to Renew (3)
- Prime City Centre Shopping Quarter Location
- Approximately 168.49 sq m (1,813 sq ft)
- Directly Opposite The Corn Exchange and Nearby Leeds Kirkgate Market, Central Arcade Shopping Centre and Trinity Shopping Centre
- Neighbouring Occupiers Include Zara, Five Guys, JD Sports, Marks and Spencer, Wagamama and Superdrug

Lot

36

Auction

18th September 2025

Rent

£60,000 per Annum

Rising to £75,000 pax in July 2028

Sector

Retail

Status

Available

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 retailing quarter, on the corner at the junction of New Market Street and Central Road, directly opposite the Corn Exchange. Leeds Kirkgate Market, Central Arcade Shopping Centre and Trinity Shopping Centre are all within close proximity to the property, with neighbouring occupiers including Zara, Five Guys, JD Sports, Marks and Spencer, Wagamama and Superdrug.

Tenure

Virtual Freehold. Held for a term of 999 years from Completion of the Sale at a fixed peppercorn rent.

EPC

Band D

Description

The property comprises retail accommodation on the ground floor and ancillary accommodation in the basement. The property forms part of a larger building and benefits from a significant return frontage to the pedestrianised Central Road.

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 (Reversion)
Ground Basement	Retail Ancillary	121.27 47.22	(1,305) (508)	FAWC GROUP LTD (CRN: 13105589) (4) T/A Y2K VINTAGE	5 years from 22nd July 2025	£60,000 (5)	22/07/2028 (2) (21/07/2030) (3)
Total Approximate Floor Area		168.49 (1)	(1,813) (1)			£60,000 rising to £75,000 pax in July 2028 (2)	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/1468845000>).

(2) The lease provides provides for the rent to be increased to £75,000 per annum exclusive on 22nd July 2028

(3) The lease provides for a tenant option to renew the lease for a further five years and for the rent to be increased in line with the Retail Price Index (RPI) on 21/07/2030.

(4) Fawc Group LTD (CRN: 13105589) are a private limited company, incorporated in 2020, and specialise in the retail sales of new goods and pre-owned fashion. For the year ending 31st December 2024, Fawc Group LTD reported Net Assets of £159,355 (Source: Fawc Group Ltd Accounts as published at Companies House on the 15th July 2025). Y2K Vintage LTD, have approximately 4 branches, 2 of which are located in Brick Lane and Notting Hill.

(5) The lease provides for the rent commencement date to be 22nd January 2026 . The Seller will pay the Buyer a sum equivalent to the rent that would have been due to be paid by the Tenant in the absence of the Rent Free period from completion of the sale until 22nd January 2026.

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2024