

# Lot 6

£229,950 Per Annum  
Exclusive

Vassalli House, 12-34 Central Road,  
**Leeds, West Yorkshire LS1 6DE**

High Yielding Freehold Retail Parade Investment in Leeds City Centre





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
12-16	Ground Basement	Retail Retail/Ancillary	62.40 sq m (693 sq ft)	VINTAGE CLOTHING COMPANY LIMITED (t/a Pop Boutique)	10 years from 23/05/2008 (holding over)	£35,000 -
18	Ground Basement	Retail Ancillary	46.40 sq m (529 sq ft)	GOLDTHORPE TRADING LIMITED (t/a Mrs Atha's Coffee Shop)	Approximately 14 years from 09/07/2018 until 24/07/2022	£20,000 -
22	Ground Mezzanine	Retail Ancillary	50.40 sq m (543 sq ft)	J MIDGLEY (t/a Alter 8)	5 years from 16/06/2016 until 15/06/2021	£22,750 -
24-26	Ground/ Mezzanine	Retail Retail/Ancillary	97.80 sq m (1,053 sq ft)	S P & H WONG (t/a Little Tokyo)	10 years from 09/05/2017 until 08/05/2027 (1)	£54,700 09/05/2022
28	Ground Basement	Retail Ancillary	46.70 sq m (516 sq ft)	PEOPLES DISPENSARY FOR SICK ANIMALS	10 years from 22/01/2017 until 21/01/2027 (2)	£23,500 22/01/2022
30	Ground Basement	Retail/Ancillary	43.40 sq m (474 sq ft)	LITTLE LEEDS LIMITED (t/a Little Leeds Beerhouse)	10 years from 06/02/2019 until 05/02/2029 (3)	£24,000 06/02/2024
32-34	Ground Basement	Retail Ancillary	124.59 sq m (1,341 sq ft)	TRAVELLING MAN LIMITED with a personal guarantee (t/a Travelling Man)	10 years from 26/04/2018 until 25/04/2028 (4)	£50,000 26/04/2023
	Storage Cubicles	Ancillary	-	(-) S P & H WONG (t/a Little Tokyo)	10 years from 09/05/2017 with rolling break options on three months notice	-
Part Ground, First/ Third	Residential	-	(-) TCS (VASSALLI) LIMITED	150 years from 01/01/2001	Peppercorn	
<b>Total</b>			<b>925.37 sq m (9,983 sq ft)</b>		<b>£229,950</b>	

- (1) The lease is subject to a tenant option to determine on 09/05/2022.  
 (2) The lease is subject to a tenant option to determine on 22/01/2022.  
 (3) The lease is subject to a tenant option to determine on 06/02/2024.  
 (4) The lease is subject to a tenant option to determine on 26/04/2023.

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### Key Details

- Fully Occupied Retail Parade let to six long standing independent traders and a national charity shop
- Located parallel to Briggate between Corn Exchange and The Victoria Quarter in the heart of Leeds City Centre
- Landmark Grade II Listed Building
- Rare Opportunity to purchase High Yielding Investment in Leeds City Centre

### Location

Miles: 15 miles south of Harrogate  
26 miles south-west of York

Roads: M1, M62, M621

Rail: Leeds

Air: Leeds Bradford Airport

### Situation

The property is located in a central pedestrianised City Centre location on the east side of Central Road, close to its junction with Kirkgate and parallel with Briggate. The property faces Market Street Arcade and is close to Trinity Mall Shopping Centre, Corn Exchange and The Victoria Quarter.

### Description

The property comprises nine units (arranged as seven shops) on the ground and basement floors, forming part only of a Grade II Listed former warehouse building. The upper floors comprise residential flats let on a long lease.

### Tenure

Freehold.

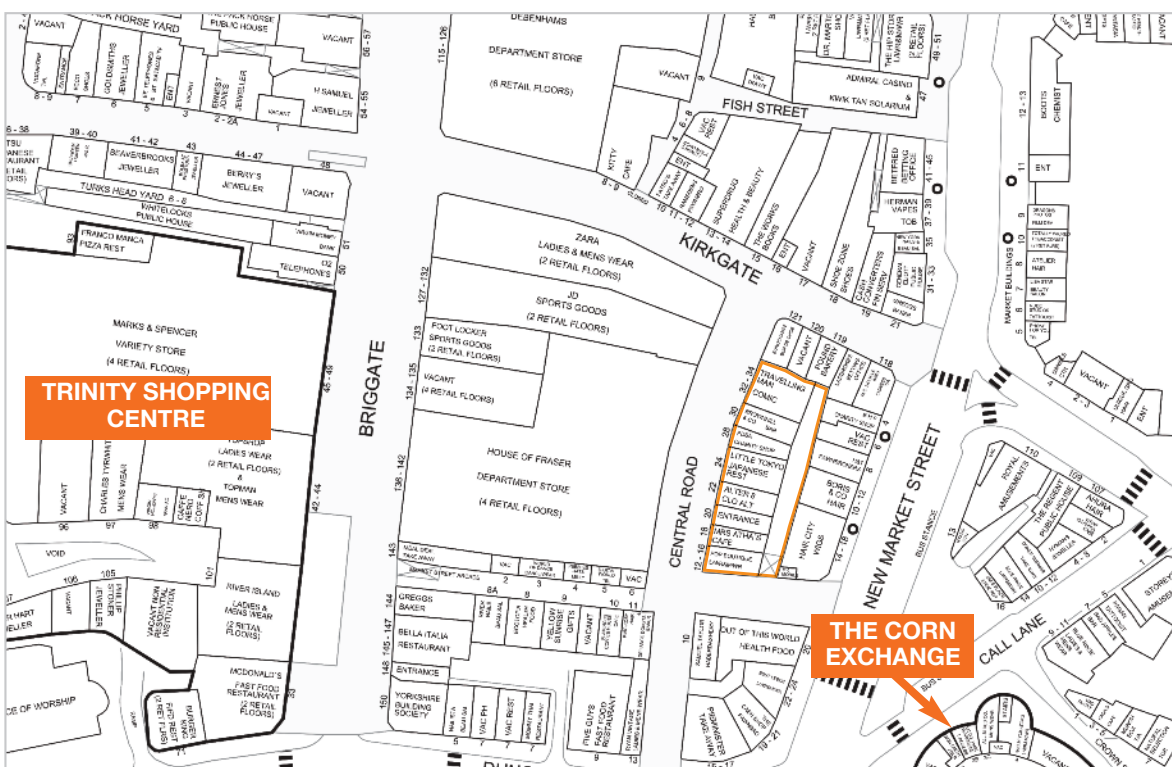
### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Various. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).



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