

Lot 11, Rhodes House, 97-119 Vicar Lane & 18 Harrison Street, Leeds,

LS1 6PJ

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Substantial High Yielding Retail Parade in Leeds City Centre

www.acuitus.co.uk

Lot 11, Rhodes House, 97-119 Vicar Lane & 18 Harrison Street, Leeds, LS1 6PJ

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Property Information

Substantial High Yielding Retail Parade in Leeds City Centre

- Substantial parade comprising three oriental supermarkets, a hair & beauty salon and two electrical appliance/audio visual shops
- Fully let to tenants trading as Nong Fern Supermarket, Hang Sing Hong Oriental Supermarket, Regency Smart Supermarket, Sony Centre, Saks Hair & Beauty and Crompton & Moore
- Includes new 15 year unbroken lease to Taste The Orient Supermarket who recently expanded into adjoining shops
- Landmark City Centre building close to The Corn Exchange, Kirkgate Market and the City's Victoria Quarter
- Nearby occupiers include John Lewis (Victoria Gate), Flannels, The North Face, Tesco Express and several independent Oriental Restaurants
- Opposite Templar Street Car Park and Edward Street Car Park

Lot

11

Auction

31/Mar/2022

Rent

£361,110 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

15 miles south Harrogate, 26 miles south-west of York

Roads

M1, M62, M621

Rail

Leeds

Air

Leeds Bradford Airport

Situation

The property is situated on Vicar Lane which runs between The Headrow and Eastgate, and close to Briggate, in a well established part of Leeds City Centre. Vicar Lane sits between the Victoria Quarter and the new Victoria Gate (John Lewis) development, with nearby occupiers including Flannels, The North Face and Tesco Express. Opposite the property are Templar Street & Edward Street car Parks and the Grand Theatre & Opera House is directly behind. Kirkgate Indoor Market is a short walk away.

Tenure

Virtual Freehold. Term of 999 years from 13/10/1999 at a peppercorn rent.

Description

The Property comprises a substantial retail parade arranged on the ground and mezzanine floors comprising three oriental supermarkets, a hair & beauty salon and two electrical appliance/audio visual shops. The property also comprises a shop on Harrison Street sold off on a long lease. The property benefits from a service yard to the rear.

Above the parade is a substantial Travelodge Hotel, which does not form part of the sale.

VAT

VAT is applicable to this lot.

Completion Period

6 Week Completion

EPC

See legal pack.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 11, Rhodes House, 97-119 Vicar Lane & 18 Harrison Street, Leeds, LS1 6PJ

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Tenancy & Accommodation

Address	Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
97/99 Vicar Lane	Ground Mezzanine	Retail/Ancillary Spa	119.39 sq m 119.29 sq m	(1,285 sq ft) (1,284 sq ft)	OLD SIAM SUPERMARKETS LIMITED (1) (t/a Nong Fern Thai Supermarket)	10 years from 02/12/2013 to 01/12/2023	£36,000
101 & 103 Vicar Lane	Ground Mezzanine	Retail/Ancillary Ancillary	206.97 sq m 119.97 sq m	(2,228 sq ft) (1,291 sq ft)	SONITECH LIMITED (2) (t/a Leeds Sony Centre)	5 years from 15/06/2018 to 14/06/2023	£40,000
105 Vicar Lane	Ground Mezzanine	Retail/Ancillary Ancillary	94.50 sq m 78.80 sq m	(1,017 sq ft) (848 sq ft)	YORK REGENCY ASSOCIATES LIMITED (3) (t/a Regency Smart Supermarket)	5 years from 08/01/2019 to 07/01/2024	£28,000
109 Vicar Lane (Unit 1)	Ground Mezzanine	Retail/Ancillary Retail/Ancillary	183.18 sq m 197.51 sq m	(1,971 sq ft) (2,126 sq ft)	G & C MILLINGTON (4) (t/a Millies Saks Hair & Beauty)	15 years from 24/06/2008 to 23/06/2023	£40,000
111 Vicar Lane (Unit 2)	Ground Mezzanine	Retail/Ancillary Ancillary	191.06 sq m 101.71 sq m	(2,057 sq ft) (1,095 sq ft)	CRAMPTON & MOORE (TELEVISION) LIMITED (t/a Crampton & Moore)	10 years from 11/05/2009 to 10/05/2019 (Holding Over)	£42,000
113-119 Vicar Lane (Units 3-6)	Ground Mezzanine	Retail/Ancillary Retail/Ancillary	858.53 sq m 332.67 sq m	(9,241 sq ft) (3,580 sq ft)	HANG WON HONG (LEEDS) LIMITED (5) with a guarantee from Y.JIANG (t/a Taste the Orient)	15 years from 30/09/2021 to 29/09/2036 with rent reviews on 30/09/2026 & 30/09/2031	£175,000 (6)
18 Harrison Street (Formerly known as Unit 6 Harrison Street)	Ground/Mezzanine	Retail/Ancillary	-	-	PARK LANE PROPERTIES (LEEDS) LIMITED	999 years less 10 days from 13/10/1999	£10.00
Total			2,603.32 sq m	(28,023 sq ft)			£361,110

(1) www.nongfernthai.co.uk. A rent deposit of £18,000 plus VAT is held.

(2) www.centresdirect.co.uk. Sony Centre trade from 17 stores in the UK.

(3) www.regencyshop.co.uk

(4) www.milliesleeds.co.uk

(5) www.hangsinghong.com. Taste the Orient has been trading as an oriental supermarket in Leeds for decades. The tenant previously occupied 117-119 Vicar Lane and recently expanded into 113-115 Vicar Lane. The tenant is currently shop fitting.

(6) The tenant benefits from half rent until 30/09/2022, after which the rent reverts to £175,000 per annum. The Seller will make an allowance on completion of the sale to £175,000 per annum - please see Special Conditions of Sale.

Substantial High Yielding Retail Parade in Leeds City Centre

www.acuitus.co.uk

Lot 11, Rhodes House, 97-119 Vicar Lane & 18 Harrison Street, Leeds,

LS1 6PJ

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Substantial High Yielding Retail Parade in Leeds City Centre

www.acuitus.co.uk

Lot 11, Rhodes House, 97-119 Vicar Lane & 18 Harrison Street, Leeds, LS1 6PJ

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Substantial High Yielding Retail Parade in Leeds City Centre

www.acuitus.co.uk

**Lot 11, Rhodes House, 97-119 Vicar Lane & 18 Harrison Street, Leeds,
LS1 6PJ**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Substantial High Yielding Retail Parade in Leeds City Centre

www.acuitus.co.uk

Lot 11, Rhodes House, 97-119 Vicar Lane & 18 Harrison Street, Leeds,

LS1 6PJ

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Substantial High Yielding Retail Parade in Leeds City Centre

www.acuitus.co.uk

**Lot 11, Rhodes House, 97-119 Vicar Lane & 18 Harrison Street, Leeds,
LS1 6PJ**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Substantial High Yielding Retail Parade in Leeds City Centre

www.acuitus.co.uk

Lot 11, Rhodes House, 97-119 Vicar Lane & 18 Harrison Street, Leeds,

LS1 6PJ

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



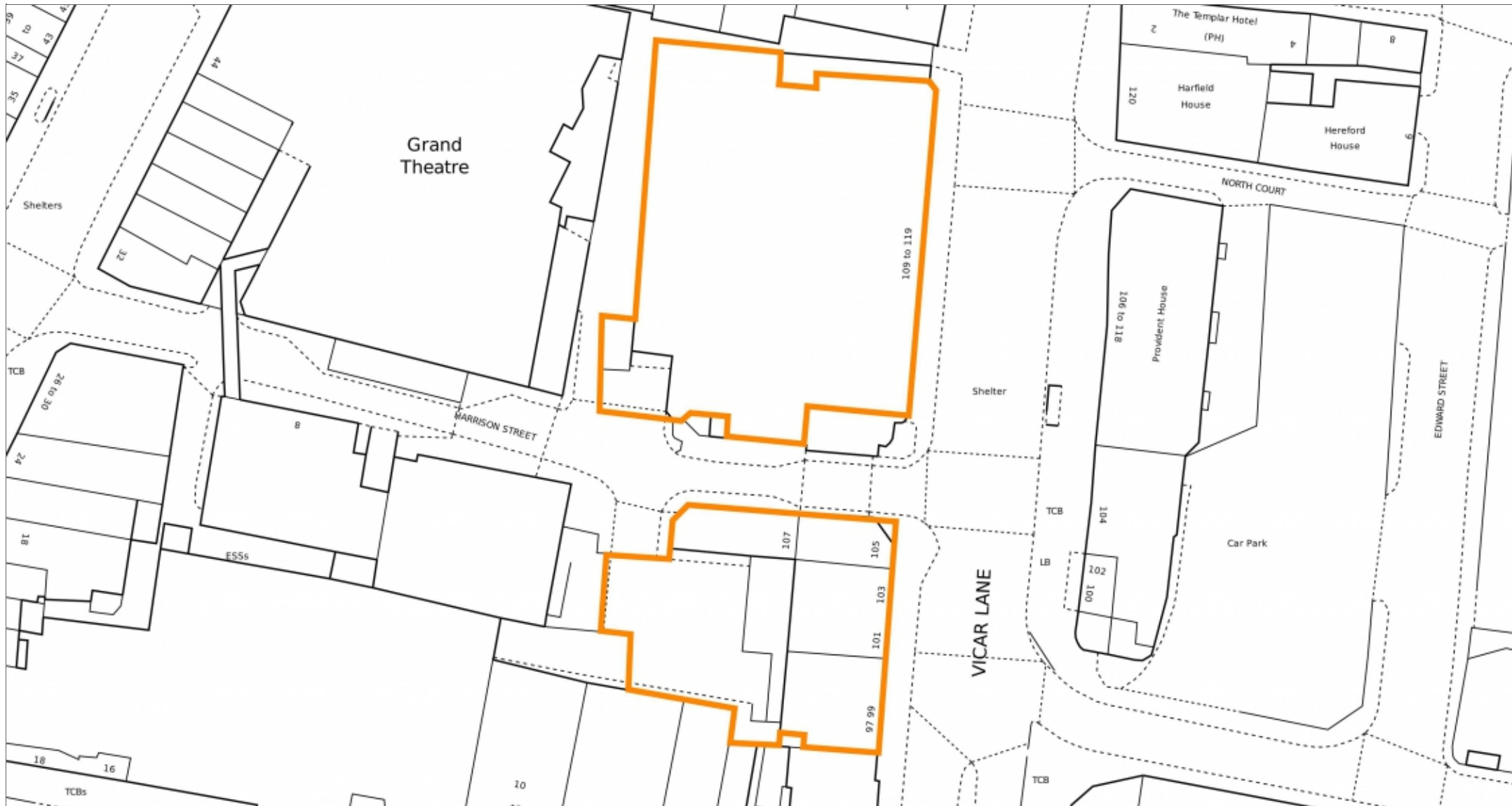
Substantial High Yielding Retail Parade in Leeds City Centre

www.acuitus.co.uk

Lot 11, Rhodes House, 97-119 Vicar Lane & 18 Harrison Street, Leeds,

LS1 6PJ

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Substantial High Yielding Retail Parade in Leeds City Centre

www.acuitus.co.uk

Lot 11, Rhodes House, 97-119 Vicar Lane & 18 Harrison Street, Leeds, LS1 6PJ

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Edward Martin
+44 (0)20 7034 4854
+44 (0)7478 673 535
edward.martin@acuitus.co.uk

Seller's Solicitors

BSG Solicitors
314 Regents Park Road, Finchley
London
N3 2JX

Jeremy Swerner
+44 (0)20 8343 4411
jeremy@bsgsolicitors.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020

Substantial High Yielding Retail Parade in Leeds City Centre

www.acuitus.co.uk