

## Former Lloyds Bank, 2 The Headrow, Leeds, West Yorkshire LS1 6PN



### Grade II Listed Retail Space

- Stunning Grade II Listed Retail Premises
- Prominent position on The Headrow
- Large open space suitable for a variety of uses (subject to planning)
- Centrally Located
- 6 meter ceiling height on the ground floor retail area

POA

5,199 Sq Ft

483 Sq M

## Description

The Grade II listed property is currently undergoing refurbishment works which are due to be completed in the coming weeks. The large open retail space is accessed via the original large wooden doors on the corner of Vicar Lane and The Headrow and has large windows offering ample natural light as well as a high suspended ceiling with LED panel lighting. The walls are plastered and painted and there is a solid floor. There is an office off the main retail space along with a cloakroom including male and female toilets. There is an entrance off Vicar Lane which opens to a communal entrance which will be shared with the residential tenants once the redevelopment has been completed. Off this entrance is access to the basement and a further office which boasts stunning original features. The basement has undergone extensive works to provide further space including separate service areas for both the commercial and residential occupiers.

## Business Rates

Applicants are advised to contact the VOA.

## Accommodation

The accommodation (measured on a net internal area basis) is as follows;

Ground Floor: 303 sq.m (3261.46 sq.ft)

Basement: 180 sq.m (1937.5 sq.ft)

## Tenure Information

The property is available by way of a new FRI lease on terms to be agreed.

## Service Charge

TBC

## Location

The property is located on the corner of the The Headrow and Vicar Lane in the centre of Leeds. The property is just a 10 minute walk from the train station and is located in the heart of the city where there is a mix of retail, arts, offices and hotels. There are also three large shopping centres which are within a 0.3 mile radius. Local occupiers include Barclays Bank, John Lewis, Louis Vuitton and The Light Cinema.

## EPC

EPC is available upon request.

## Planning

Applicants are invited to make their own enquiries with Leeds City Council.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing

Viewing is Strictly by appointment with the agents, Fairhurst Estates Limited.

Please Contact:

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