

# To Let



## Leeds

10 Kirkgate

Total Area: 720 sq ft (66.9 sq m)

Rent: £37,500 pax

Subject to Vacant Possession

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**Location & Description:**

- **Kirkgate is an extremely busy thoroughfare situated between 100% prime Briggate and Leeds' Indoor Market on Vicar Lane.**
- **Major retail destinations in close proximity include Victoria Leeds, the Corn Exchange, Trinity Leeds and Flannels (80,000 sqft)**
- **Occupiers along Kirkgate include Superdrug, Greggs, Shoe Zone, Ramsdens, One Beyond and The Works with Tesco Express opening in late 2025.**

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**Demise:**

Ground Floor 360 sq ft (33.4 sq m)

Basement 360 sq ft (33.4 sq m)

**Rent:**

£37,500 per annum exclusive.

**Lease:**

A new eFRI lease for a term of years to be agreed.

**Service Charge:**

We understand the service charge stands at approximately £1,980 for the current year.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own legal costs.

**Rating Assessment:**

Rateable Value (April 2023) - £21,750.

**Date Prepared:**

September 2025

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

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Leeds - Central (10 Kirkgate, Leeds Goad)  
Modified: 02-Oct-25 12:31:05 / Surveyed: 30-Sep-24



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Experian Goad Plan Created: 02/10/2025  
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