

Leeds Office: 0113 388 4848

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.

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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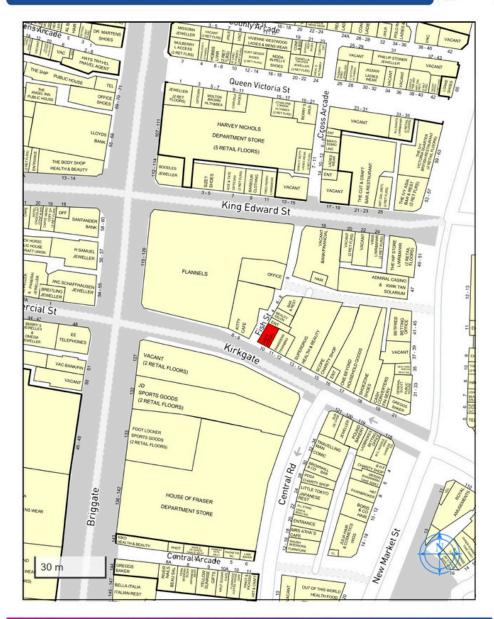
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