

LEEDS WRAYS BUILDING

58-66 VICAR LANE / 5-7 HAREWOOD STREET / 6-8 SIDNEY STREET

FMX.
Urban Property Advisers

LS1 7JH



PROMINENT MIXED-USE INVESTMENT WITH PLANNING CONSENT FOR 16 RESIDENTIAL UNITS



Investment Summary

- Leeds is the principal commercial, financial, and cultural hub of West Yorkshire and one of the fastest-growing cities in the UK.
- The subject property is a landmark Grade II listed mixed-use investment opportunity, occupying an extremely prominent corner position in Leeds City Centre, adjacent to the Victoria Quarter Shopping Centre and Victoria Leeds Shopping Centre.
- Leeds was named by The Sunday Times as The Best Place to Live in the North and North East in 2024.
- The subject property is centrally located in Leeds City Centre and is a 100 meter walk from the prime retailing pitch of Briggate.
- The property is let to Caffè Nero, Subway, Futon Company and Rand Coffee Roastery, all on new leases.
- Current commercial income of £212,000 per annum.
- WAULT of 8.88 years to expiry and 4.47 years to break.
- The property benefits from planning permission to create 16 residential units above the existing retail space. Application numbers: 23/07270/FU and 23/07271/LI.
- Freehold extending to 19,757 sq ft equating a low capital value of £202psf.

We are instructed to seek offers in excess of **£4,000,000** (Four Million Pounds) subject to contract and exclusive of VAT. A purchase at this price reflects a **Net Initial Yield of 8%** on the commercial income and a low capital value of £114 psf on the gross area of the remaining consented residential element, assuming standard purchaser costs of 6.38%.



Location

Leeds is the principal commercial, financial, and cultural hub of West Yorkshire and one of the fastest-growing cities in the UK. The city is located approximately 33 miles (53 km) north east of Manchester, 24 miles (39 km) south west of York, and 197 miles (317km) north of London.

-  The city benefits from excellent road communications, with the M1, A1 (M) and M62 all passing within close proximity to Leeds, facilitating access to Manchester (50 minutes), Edinburgh (3 hours) and London (3 hours).
-  Leeds Railway Station is located 0.4 miles from the subject property. The station enables frequent direct trains to Manchester Piccadilly (50 minutes), London King's Cross (2 hours 10 minutes), and Edinburgh Waverly (3 hours).
-  Leeds Bradford International Airport is 8 miles (12 km) north west of the city centre and facilitates travel for 4 million passengers per annum. This is expected to rise a further 7 million by 2030.

Demographics

Leeds has a resident population of approximately 854,890, with 1.9 million people living within a 30-minute drive of the City Centre (PopulationStat; Leeds.Gov). Leeds has a retail catchment population of approximately 3.2 million people (West Yorkshire Council).

The city is home to one of Europe's largest concentrations of universities, accommodating approximately 72,100 students, which is seven times the PROMIS 200 centre average, subsequently producing 39,000 skilled graduates annually (PROMIS). Leeds has the fifth highest number of retained graduates among UK cities, retaining an average of 27% of its graduates per year.

Leeds has recently experienced the fastest rate of private sector expansion among UK cities and now ranks as the country's largest financial hub outside of London. The regional economy is currently valued at approximately £65 billion and is projected to grow by around 20% over the next decade. The city supports a strong business base, with 32,000 VAT-registered enterprises, and serves as a key location for both national and international firms, including ASDA, First Direct, Jet2, Sky Betting & Gaming, and Nationwide. In 2022, Channel 4 established its new national headquarters in Leeds, moving into the Majestic Building.

During the past ten years, the city has attracted over £3.9 billion in major development schemes, with a further £7.3 billion of investment currently under way or planned.

 catchment population of **3,200,000**

 student population of **72,100**

Retailing in Leeds

Leeds is a major retail hub, boasting around 2.56 million sq ft of retail space, making it the 6th largest among the 200 PROMIS Centres (PROMIS). The city attracts approximately 50 million shoppers annually, contributing to a retail spend of £1.93 billion per annum (Populationstat).

The primary retail pitch in Leeds is located along Briggate. The fully pedestrianised street is approximately 100 metres from the subject property, housing the city's department stores and most sought-after brands. Flannels have recently opened a new 70,000 sq ft flagship store 6 floors on Briggate.

The Victoria Quarter is considered the luxury sector of Leeds' retail. Situated directly adjacent to the subject property, the 60,000 sq ft retail space is anchored by Harvey Nichols, with tenants including Mulberry, Vivienne Westwood, Church's and Reiss.

In addition to Victoria Quarter, Hammerson developed the 450,000 sq ft Victoria Gate in October 2016. John Lewis anchors the development and tenants include Rolex, Russell & Bromley, and The White Company, with an 800 space car park.

Kirkgate Market (Leeds City Market) is situated off New Market Street and Kirkgate, comprising of approximately 800 stalls attracting around 5.9 million visitors per annum (WelcometoYorkshire).

The city continues to draw substantial investment, with commercial property developments worth £7.35 billion currently under construction or in the pipeline (Leeds.Gov).





Situation

The subject property occupies a prominent corner position at the intersection of Vicar Lane and Sidney Street. Sidney Street comprises the principal pedestrian walkway into the main entrance of Victoria Gate from Briggate and the Victoria Quarter.

National multiple retailers within immediate vicinity include:



Description

Constructed in the 18th century, the building features neo-Jacobean architecture, characterised by traditional red brickwork complemented by terracotta detailing. Retail accommodation is located at basement and ground floors fronting Vicar Lane, Harewood Street and Sidney Street. The remaining mezzanine to fourth floors comprise vacant space, which benefits from planning consent for conversion into 16 residential flats.

The property is Grade II listed and the development has been given full planning and listed building consent.

Leeds Housing Market

“ Leeds has been named as the Best Place to Live in the North and Northeast in 2024 ”

(Source: The Times)

Leeds boasts a buoyant housing market, with housing prices increasing 3.4% per annum from 2023 (Flambard Williams). Leeds continues to be one of the most sought-after cities in Britain, driven by a strong local economy and high demand from both investors and tenants.

The city's student population contributes to a robust rental market, particularly in well-connected areas such as the city centre. The average rent for flats and maisonettes in Leeds rose by 2% in the 12 months to March 2025, driven by Leeds' growing employment market and expanding population.



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Accommodation

The property provides the following approximate Gross Internal Areas (GIA):

Description	Tenant current		sq ft	sq m
58 Vicar Lane	SKS Ventures Limited (t/a Subway)	Basement	653	61
		Ground Floor	654	61
		Total	1,307	122
60-64 Vicar Lane	Futon Limited	Basement	1,020	95
		Ground Floor	1,167	108
		Total	2,187	203
66 Vicar Lane	Nero Holdings Limited	Basement	862	80
		Ground Floor	1,039	97
		Total	1,901	177
5&7 Harewood St	Rand Coffee Roastery Limited	Basement	335	31
		Ground Floor	645	60
		Total	980	91
Entrance to Upper Parts			287	27
		Total	287	27
		Retail Total	6,662	619
Mezzanine	Vacant		971	90
First Floor	Vacant		3,761	349
Second Floor	Vacant		3,764	350
Third Floor	Vacant		3,562	331
Fourth Floor	Vacant		1,037	96
		Residential Total	13,095	1,217
		Wrays Total	19,757	1,835

Development Opportunity

The planning consent is granted in accordance with application numbers: 23/07270/FU and 23/07271/LI.

The property benefits from planning permission to convert the upper parts into 16 residential units comprising eight one bed flats and eight two bed flats.

Schedule of Proposed Residential Accommodation:

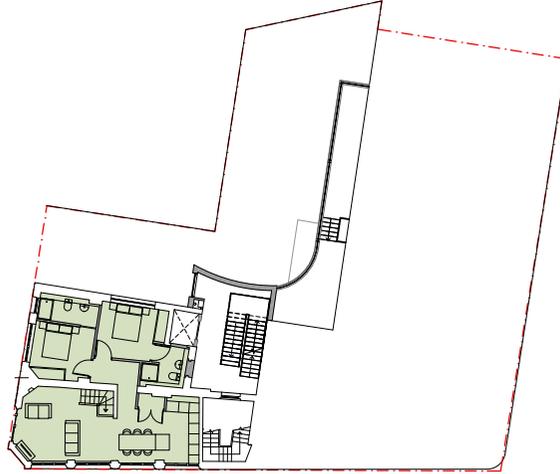
Flat no	No. of Bedrooms	Area sq ft	Estimated ERV Per Month	Cap Val	Cap val per sq ft
M1	2	843	£1,950	£350,000	£415
1A	2	843	£2,100	£350,000	£415
1B	2	972	£2,350	£425,000	£437
1C	1	529	£1,400	£230,000	£434
1D	1	540	£1,400	£230,000	£425
1E	1	627	£1,500	£245,000	£390
2A	2	864	£2,250	£360,000	£416
2B	2	962	£2,350	£435,000	£452
2C	1	529	£1,450	£235,000	£444
2D	1	529	£1,450	£235,000	£444
2E	1	648	£1,500	£250,000	£385
3A	2	1,135	£2,500	£520,000	£458
3B	2	983	£2,500	£450,000	£457
3C	1	540	£1,500	£240,000	£444
3D	1	529	£1,500	£240,000	£453
3E	2	1,016	£2,500	£475,000	£467
Total		12,089	£30,200	£5,270,000	£434

The development has been designed to a high specification, with large floor plates, cycle storage, a paved courtyard. A new stair core and lifts to service the residential accommodation.

PROPOSED FLOOR PLANS



GROUND FLOOR



MEZZANINE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

For indicative purposes only.

RECENT DEVELOPMENTS IN LEEDS

THE CORE, LANDS LANE

Formerly a Shopping Centre, The Core has received planning consent, and demolition is underway to pave the way for Garnet Exchange—a vibrant mixed-use development by Fusion and Tri7. The scheme will feature three buildings, with retail space at ground level and over 800 student beds across the upper floors.



BRIGGATE

The former House of Fraser site on Briggate has been cleared to make way for The Store House, a mixed-use development by Manner and Blackrock, set for completion this year.

This project will introduce two floors of retail space let to Uniqlo and Victoria's Secrets, above which are nine floors of modern student accommodation providing 369 beds across studios and cluster flats.

Tenure

Freehold.

Tenancy Information

Unit	Area (sq ft)	Tenant Name	Trading as	Lease Start	Lease End	Lease Break	Rent	Comments
58 Vicar Lane	1,307	SKS Ventures Limited	Subway	01/01/2025	31/12/2034	01/01/2030	£42,000	The tenant has been in occupation since 2015 and is a franchisee of Subway.
60-64 Vicar Lane	2,187	Futon Limited	Futon Company	29/05/2024	28/05/2035	28/05/2029	£70,000	
66 Vicar Lane	1,901	Nero Holdings Limited	Caffè Nero	24/02/2024	23/02/2031	23/02/2029	£65,000	
5&7 Harewood Street	980	Rand Coffee Ltd	Rand	Awaiting Planning	10 Years from commencement	5th anniversary	£35,000	Under Offer. Landlord works on site, completion due mid November.
6&8 Sidney Street	287	Residential access point						To become part of residential access STP.
Total	6,662						£212,000	



Covenant Information

NERO HOLDINGS LTD (03288178)

Caffè Nero is a leading UK-based coffeehouse chain, trading from approximately 600 locations across the UK.

The company displays a CreditSafe rating of A-91, indicating a 'very low-risk' of default. A summary of the company's most recent financial accounts is summarised below:

	2024	2023	2022
Turnover	£33,295,000	£302,022,000	£253,823,000
Pre-Tax Profit	£22,576,000	£10,920,000	£38,266,000
Shareholders' Funds	£370,434,000	£348,540,000	£340,720,000

FUTON LTD (01848362)

Futon are a British furniture retailer, offering a range of stylish and functional solutions for homes across the UK. The company trades from 24 stores across the UK.

The company displays a CreditSafe rating of A-80, indicating a 'very low-risk' of default. A summary of the company's most recent financial accounts is summarised below:

	2024	2023	2022
Turnover	£17,421,440	£16,611,745	£15,928,703
Pre-Tax Profit	£875,043	£1,521,778	£2,860,580
Shareholders' Funds	£4,143,950	£4,192,516	£3,590,351



RAND COFFEE ROASTERY LTD (12762956)

Rand is an independent coffee roastery established in 2010 currently trading from two existing stores in Leeds.

SKS VENTURES LTD (08463173)

SKS Ventures Ltd is a franchisee of Subway. SKS Ventures Ltd has five Subway franchisees across England, trading in Leeds, Dewsbury, Leigh, Withington and Swinton.





EPC

The property has the following EPC ratings:

58 Vicar Lane:	B-42
60-64 Vicar Lane:	C-71
66 Vicar Lane:	B-26
5&7 Harewood Street:	E- 122 - This unit is to be redeveloped.

Copies of the Energy Performance Certificates are available on request.

VAT

The property has been elected for VAT purposes. It is anticipated that the sale will be structured as a Transfer of a Going Concern (TOGC).

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

Proposal

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Further Information

Tom Heptonstall
tomheptonstall@fmx.co.uk
07714 255 245

Patrick Kilvington
patrickkilvington@fmx.co.uk
07860 625 512

Oliver Smart
oliversmart@fmx.co.uk
07818 402 754