

3

BROADGATE

26-28 THE HEADROW
LEEDS LS1

Rare Flagship Class E Retail & Leisure Opportunity*

*(Subject to Vacant Possession)



RETAILING IN LEEDS

30M VISITORS PER ANNUM

Leeds has a primary catchment population of 1,057,000 people with an impressive 660,000 people considering Leeds as their main shopping destination.

The population is further boosted by the city's large student population of **72,100** which is almost 7 times larger than the **PROMIS 200 centre average**. Leeds city centre retail floorspace is estimated at **2.56 million sq ft** ranking the city **6th of the 200 PROMIS Centres**. Key retailers on Briggate currently in occupation include **Marks & Spencer, Zara, JD Sports, Size? & The North Face**.



- 1 Briggate - Looking South
- 2 Lands Lane
- 3 Trinity Shopping Centre
- 4 Briggate - Looking North

5 MILLION ANNUAL FOOTFALL ON PRIME BRIGGATE

(Source Leeds City Council)

Broadgate is a hugely successful mixed use development comprising over 170,000 sq ft of high spec office and 100,000 sq ft of retail space over lower ground, ground and first floors on the Headrow in central Leeds.

Located in an enviable and hugely visible trading location on The Headrow at the top of Briggate, the property commands a huge presence all the way up the prime pitch of Briggate. It is located immediately opposite the entrance to Sports Direct and strategically positioned between the John Lewis anchored Victoria Gate and Trinity Leeds. It's right in the heart of Leeds City Centre with easy access to key transport links and the principle retail and leisure pitches.



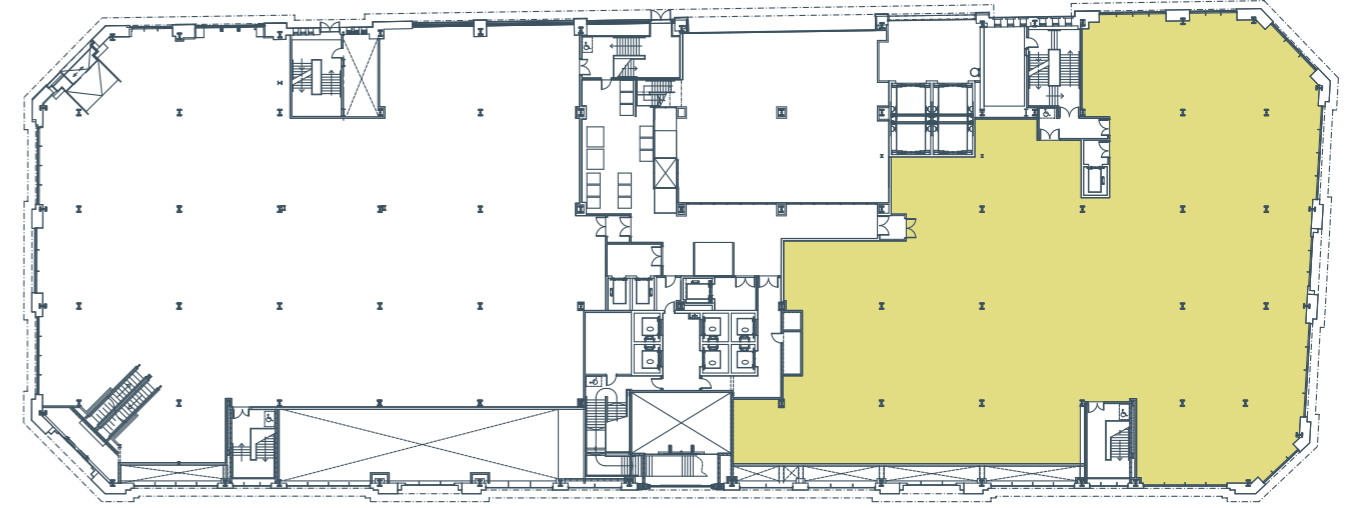
LEEDS RANKED 4TH KEY SHOPPING DESTINATION IN THE UK

(Source PMA)

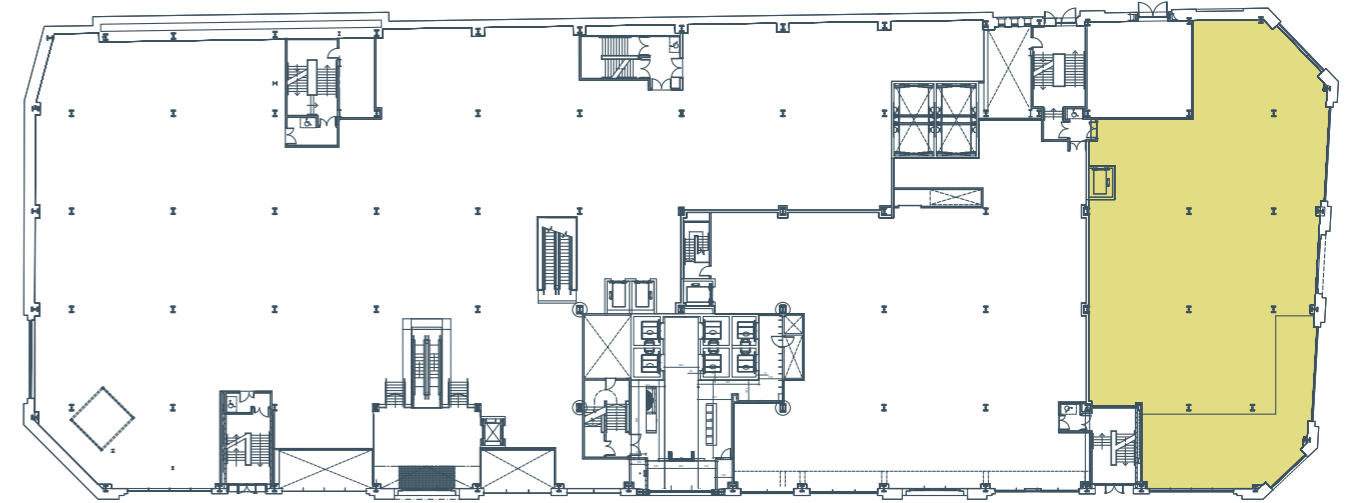
The unit is arranged over ground, lower ground and first floors. As well as being available in its existing configuration, the property has the potential to be split and be let as one unit over ground and lower ground with the first floor let in isolation. The first-floor unit would be accessed via a new, standalone ground floor entrance to form a property which would be suitable for multiple alternate uses (STP).

ACCOMMODATION (GIA)

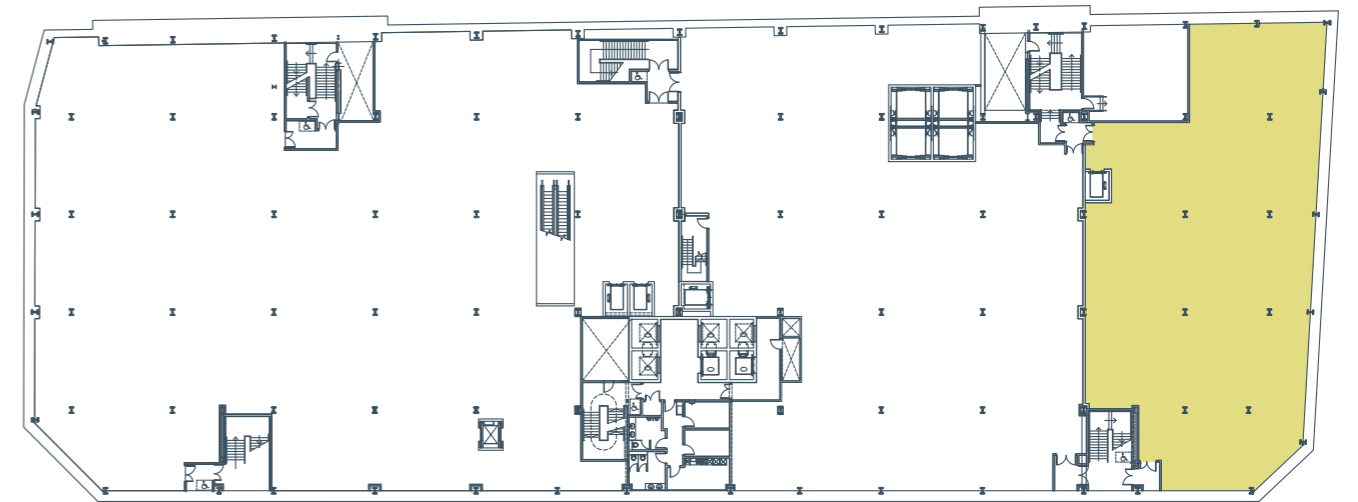
First floor	16,650 sq ft	1,547 sq m
Ground floor	7,880 sq ft	732 sq m
Lower ground floor	7,900 sq ft	734 sq m
Total	32,430 sq ft	3,013 sq m



First Floor



Ground Floor



Lower Ground Floor

LEASE AND TERM

Available on a new lease, subject to vacant possession (staff unaware).

RENT

On application.

RATES & SERVICE CHARGE

Rateable value: £285,000

Payable 24/25: £142,215 PA

Interested parties are advised to make their own enquiries to the business rates department at the local authority.

The 2024 service charge figure is £81,995 PA + VAT.

TIMING

Q1 2025.

CONTACTS

Further information through joint agents Forge and Colliers.

forge

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