

# KING EDWARD HOUSE

18 KING EDWARD ST  
LEEDS | LS1 6BT



**FLAGSHIP RESTAURANT / RETAIL UNIT TO LET**  
**11,215 SQ FT GIA (1,042 SQ M) OVER 3 FLOORS**

Computer Generated Image

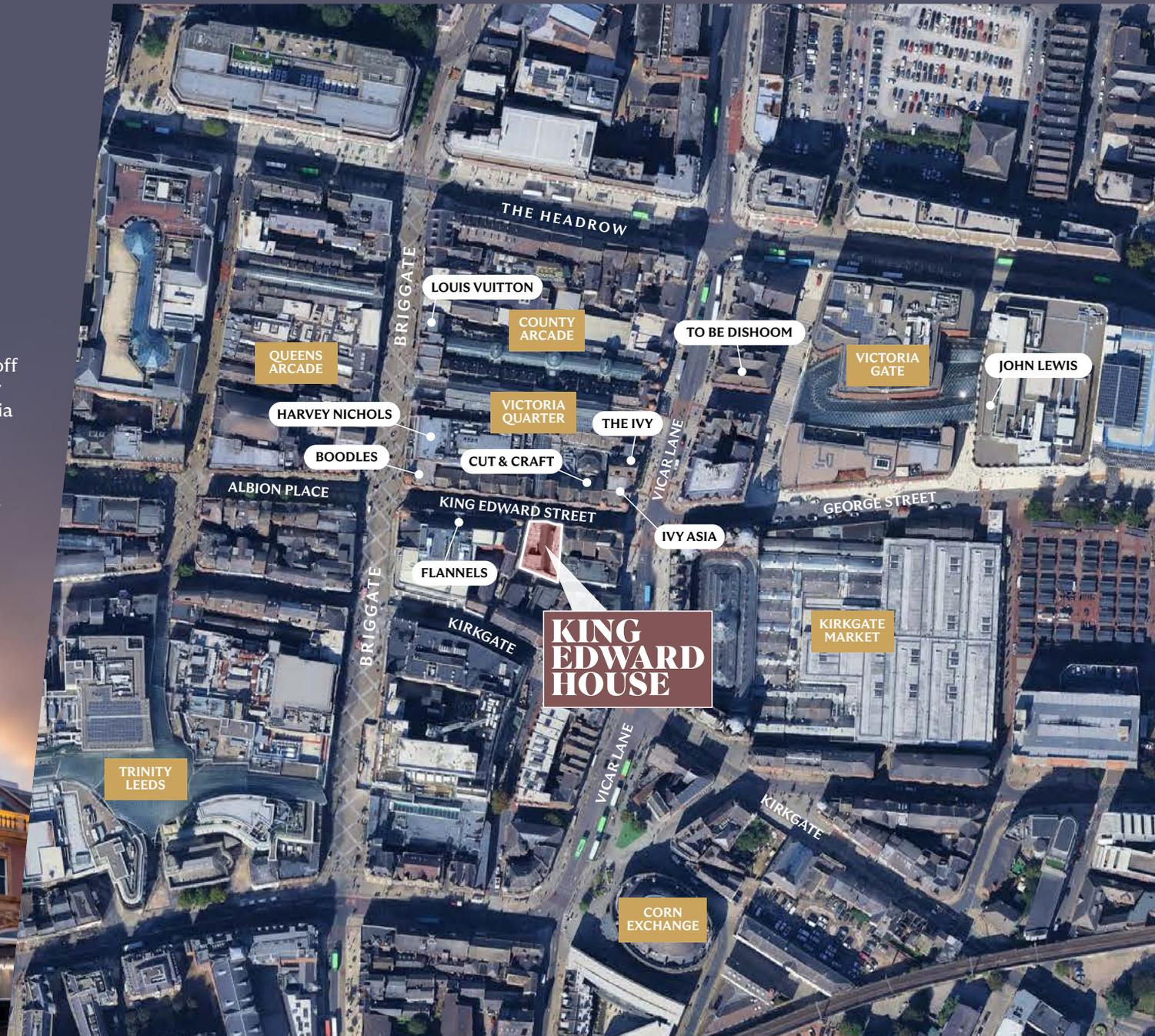
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## DESCRIPTION / LOCATION

The Grade II listed King Edward House is one of the most iconic, period buildings in central Leeds. Situated directly off Briggate, adjacent the Victoria Quarter, it occupies a highly strategic location between the John Lewis anchored Victoria Gate, Briggate and Leeds Trinity.

The immediate area is regarded as Leeds' premier luxury shopping and dining pitch, quality retailers and restaurants in close proximity include the recently opened **Flannels**, **Boodles**, **Harvey Nichols**, **The Ivy**, **Ivy Asia**, **Cut & Craft** and shortly, **Dishoom**.



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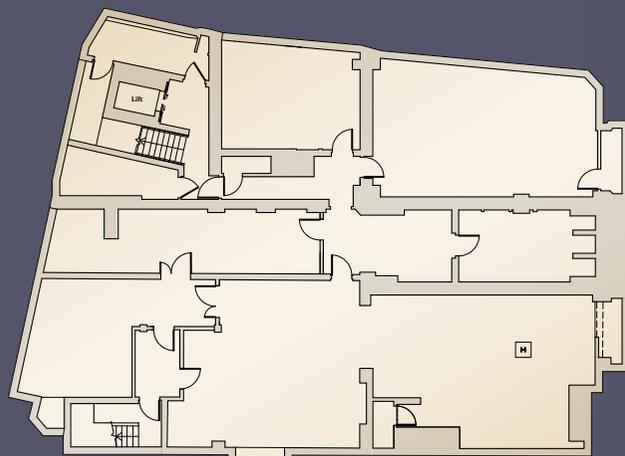
## ACCOMMODATION

The Grade II listed property is arranged over three floors with the following approximate gross internal areas below:

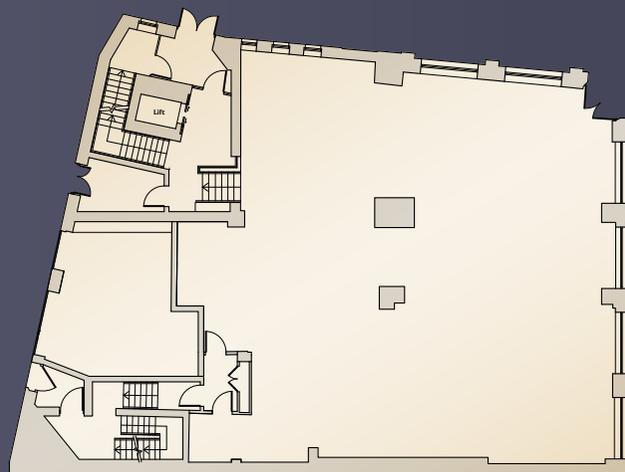
Floor	Sq Ft (GIA)	Sq M
First	3,810	354
Ground	3,713	345
Basement	3,692	343
<b>TOTAL</b>	<b>11,215</b>	<b>1,042</b>



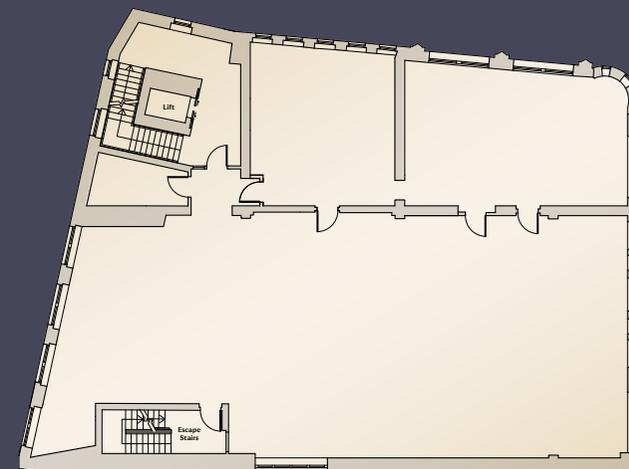
Ground Floor CGI



BASEMENT



GROUND



FIRST

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## SPECIFICATION

The unit is being stripped back to shell with all the previous tenants fixtures and fittings removed. The property has incoming gas, water and electricity. Further information on specification and condition is available on request.



First Floor CGI

## TENURE

The subject property is available by way of a new effectively full repairing and insuring lease for a term to be agreed. The lease will be contracted outside of the Security of Tenure and Compensations provisions of the Landlord and Tenant Act 1954, Part II.

## RENT

Rent upon application.

## TIMING

The property is now available for occupation

## VIEWINGS

Strictly through sole agent, Forge.

**Ian Webster**  
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**TO LET 11,215 SQ FT GIA (1,042 SQ M) FLAGSHIP RESTAURANT / RETAIL UNIT**

**forge**

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