



# 35 EASTGATE, LEEDS, LS2 7RE

Prime Central Leeds Development Opportunity



## EXECUTIVE SUMMARY

35 Eastgate presents a unique development opportunity in an iconic and prime Leeds city centre location.

The site is suitable for both conversion of the existing building or wholesale redevelopment.

- The site extends to approximately 0.48 acres (0.196 ha) and includes a 2 and 3 storey building comprising approximately 27,144 sq ft (NIA).
- Formerly used by The Department for Work and Pensions as a Job Centre.
- Prior Approval consent in place for the change of use from office (Class B1(a)) to residential (Class C3) forming a scheme of 17 flats and commercial ground floor.
- Potential for a higher density scheme for various alternative uses including student and BTR, subject to the necessary consents.
- The Freehold interest for the property is offered for sale by informal tender with Vacant Possession.



## SITE LOCATION

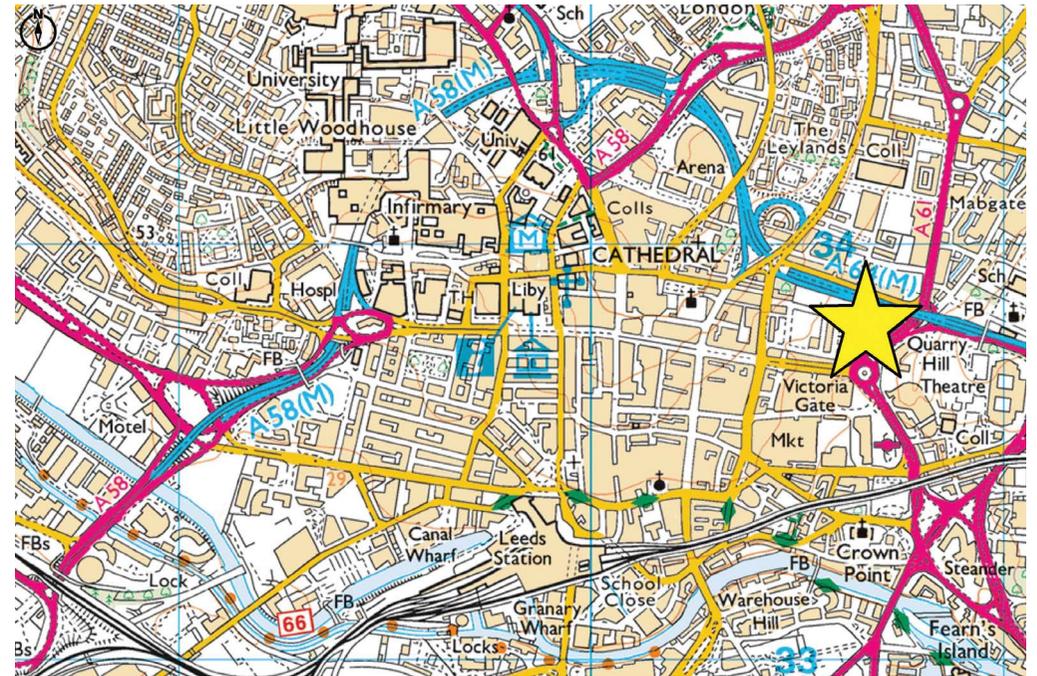
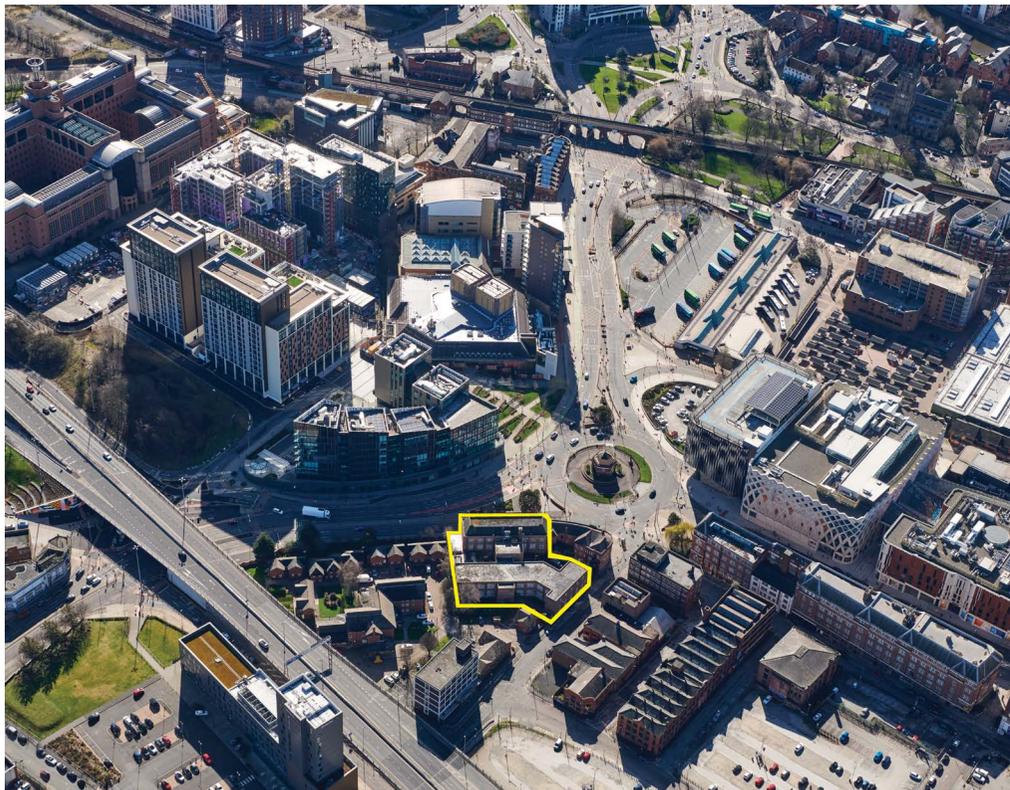
35 Eastgate is located at the eastern end of the iconic Leeds Headrow, one of the most important thoroughfares in the heart of the city centre. The City of Leeds is located approximately 195 miles north of London, 44 miles north-east of Manchester, and 118 miles north of Birmingham. Leeds benefits from being in the centre of England with an international airport, excellent road connectivity and direct mainline rail links.

Leeds City Region has a population of 3 million and a workforce of 1.9 million, making it the fastest growing region in the North of England with an economy worth £64.6 billion which has grown almost 40% in the last decade. The main campus of both Leeds University and Leeds Beckett University are located within 1 mile north west of the subject site. Leeds retains 36% of its graduates, contributing to a skilled and talented workforce, making Leeds one of the UK's fastest growing cities and a leading business location within Europe.

## SITE SITUATION

This would be regarded as a highly prominent and central location in Leeds city centre:

- 35 Eastgate is surrounded by a mix of residential, retail, commercial and leisure uses.
- Situated off the Headrow with immediate proximity to the full range of city centre attractions and amenities, appealing to a wide range of demographics.
- John Lewis Department Store and the Victoria Gate shopping centre is located immediately to the south of the subject property.
- Neighbours the newly opened MODA Living 'New York Square' development, which is a successful 515 unit BTR scheme.
- Leeds Railway Station is 0.6 miles south west of the subject site, offering regular services to Manchester, York and London.



## DEVELOPMENT OPPORTUNITY

Prior Approval consent has been granted by Leeds City Council (ref. 21/06063/DPD) for the change of use from Class B1(a) (office) to Class C3 (residential) forming a scheme of 17 dwellings, with a commercial ground floor, dated the 21st September 2021. As well as being suitable for conversion and the potential for further development above the upper floors, the site is also suitable for wholesale redevelopment subject to securing the necessary planning consent.

Further information is available on the website:  
<https://savillsglobal.box.com/v/35Eastgate-Leeds>

The dataroom contains planning and technical information, including:

- Permitted Development Applications Documents
- Architect Drawings
- Daylight/Sunlight Technical Note
- Flood Risk Assessment
- Title Documents



## TENURE

The site is offered for sale Freehold with Vacant Possession. The Freehold ownership is held under Title Number YK33.

## SERVICES

Prospective purchasers are advised to make their own enquiries with regards to the suitability and capacity of services with the relevant authorities.

## EPC

Available in the Dataroom.

## VAT

The property is VAT registered. As such VAT will be charged on the sale price.

## METHOD OF SALE

The freehold interest of the site as a whole is offered by informal tender on an unconditional or subject to planning basis. The vendor is not obliged to accept the highest or any offer. Submissions can be received by email or post for the attention of Matthew Jones and Joshua Franklin.

## VIEWINGS

It is possible to view the property from the adjacent roads, however, all site access and internal viewings are strictly by appointment. Allocated viewing days will be set aside and interested parties must pre-book viewings through Savills. Please note that impromptu visitors will not be permitted access to the site.

## COMPLIANCE CHECKS

We are required by law to satisfactorily complete compliance checks on the purchasing entity.

## CONTACT

For further information please contact:

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### IMPORTANT NOTICE

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