LEEDS

Cushman & Wakefield

Global Cities Retail Guide

Leeds is the largest city in Yorkshire and lies in the centre of a metropolitan region covering eleven local authorities, with a population of almost 3 million people and a labour force of some 1.5 million people.

Leeds is one of the fastest growing cities in the UK with a population of 771,000, and generates one fifth of the region's tourism economy. Tourism is a major contributor to the economy in the Yorkshire region, attracting 40 million visitors per year. In 2015, Leeds was a host city for the Rugby World Cup attracting thousands of additional tourists to the city.

Education is a key driver of the city's economy. Leeds is home to two major universities and a student population of over 65,000. Leeds is centrally located in the UK, offering direct road links to London, Edinburgh, the east and west coasts, as well as a direct rail link to London. It is also linked to major European business destinations via the Leeds Bradford International Airport.

Leeds has a vibrant, historic city centre, home to one of the country's largest pedestrianised shopping areas. Land Securities' Trinity Leeds was the only major shopping destination to open in the UK in 2013. The scheme offers 120 shops and restaurants and is anchored by Marks & Spencer and Primark.

Victoria Gate opened in 2016 and is adjacent to Hammerson's Victoria Quarter arcade and forms part of the new 575,000 sq ft Victoria Leeds shopping destination. The development provides Leeds with a 21st century retail arcade and is a positive addition to the city's rich merchandising and textile history. The scheme has targeted a more aspirational tenant line-up including brands such as Russell & Bromley, Nespresso, GANT, Hackett, CAU, Joules, Aspinal of London, Le Pain Quotidien, Anthropologie and is anchored by a 255,000 sq ft John Lewis department store.

FACTS ABOUT CITY

- Shopping annual footfall in Leeds is estimated at 23m with 60% of the local shoppers within the ABC1 Category.
- The city has an estimated 1.9m people living within a 30 minutes drive time and a total shopping catchment population of nearly 3.2m people regionally.

LEEDS
OVERVIEW

LEEDS

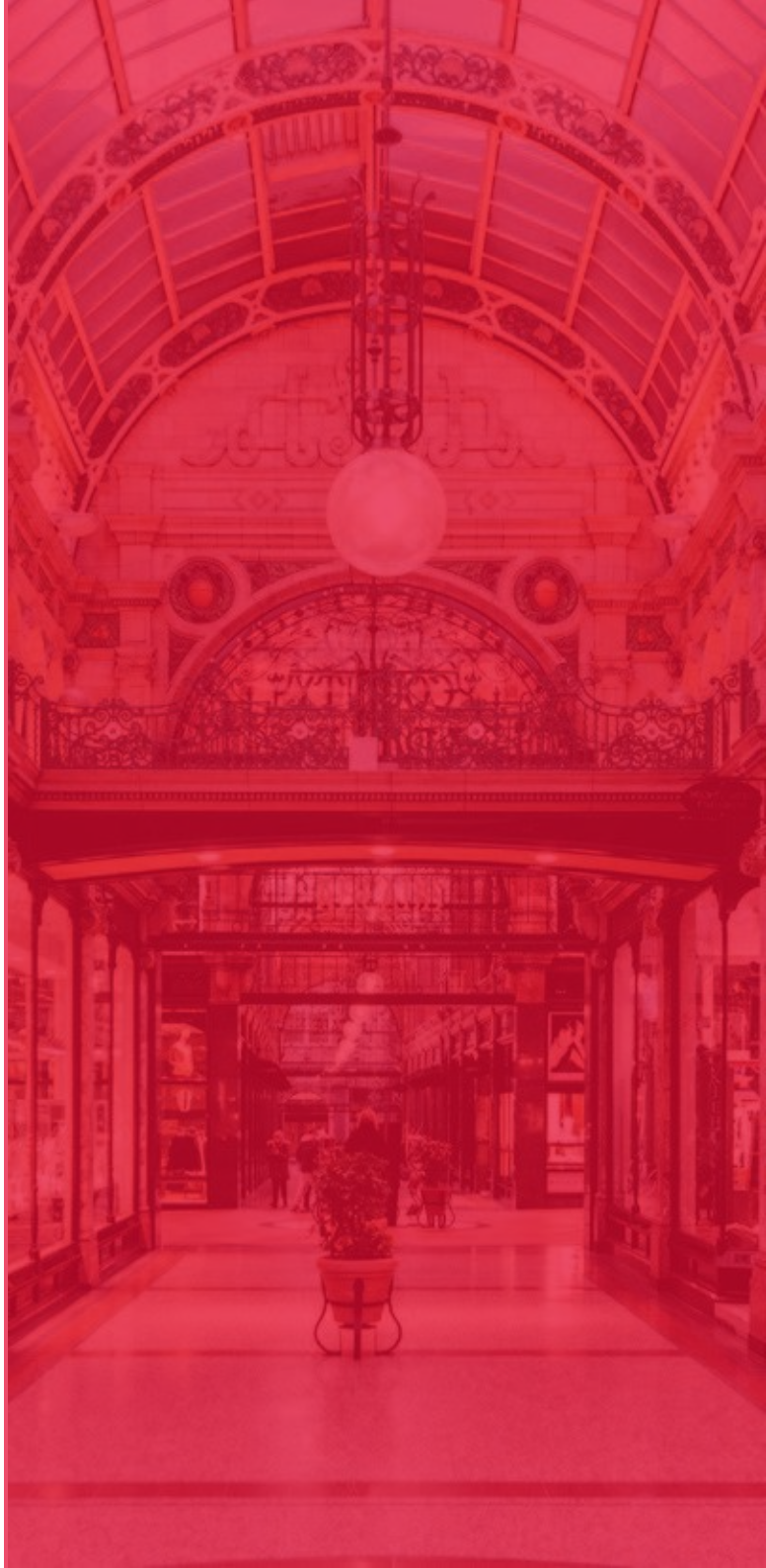
KEY RETAIL STREETS & AREAS

BRIGGATE

Briggate is the principal pedestrianised shopping street in the city centre, with entrances to both Trinity Leeds and Victoria Quarter. Key retailers include House of Fraser, Debenhams, JD, Harvey Nichols and Zara as well as several smaller fashion stores such as Fat Face, Schuh and Dune.

CORN EXCHANGE

The Corn Exchange offers independent designer-makers, specialist retailers and foodie outlets in a Grade 1 listed Victorian building in the city centre, and hosts fashion and cultural events throughout the year.



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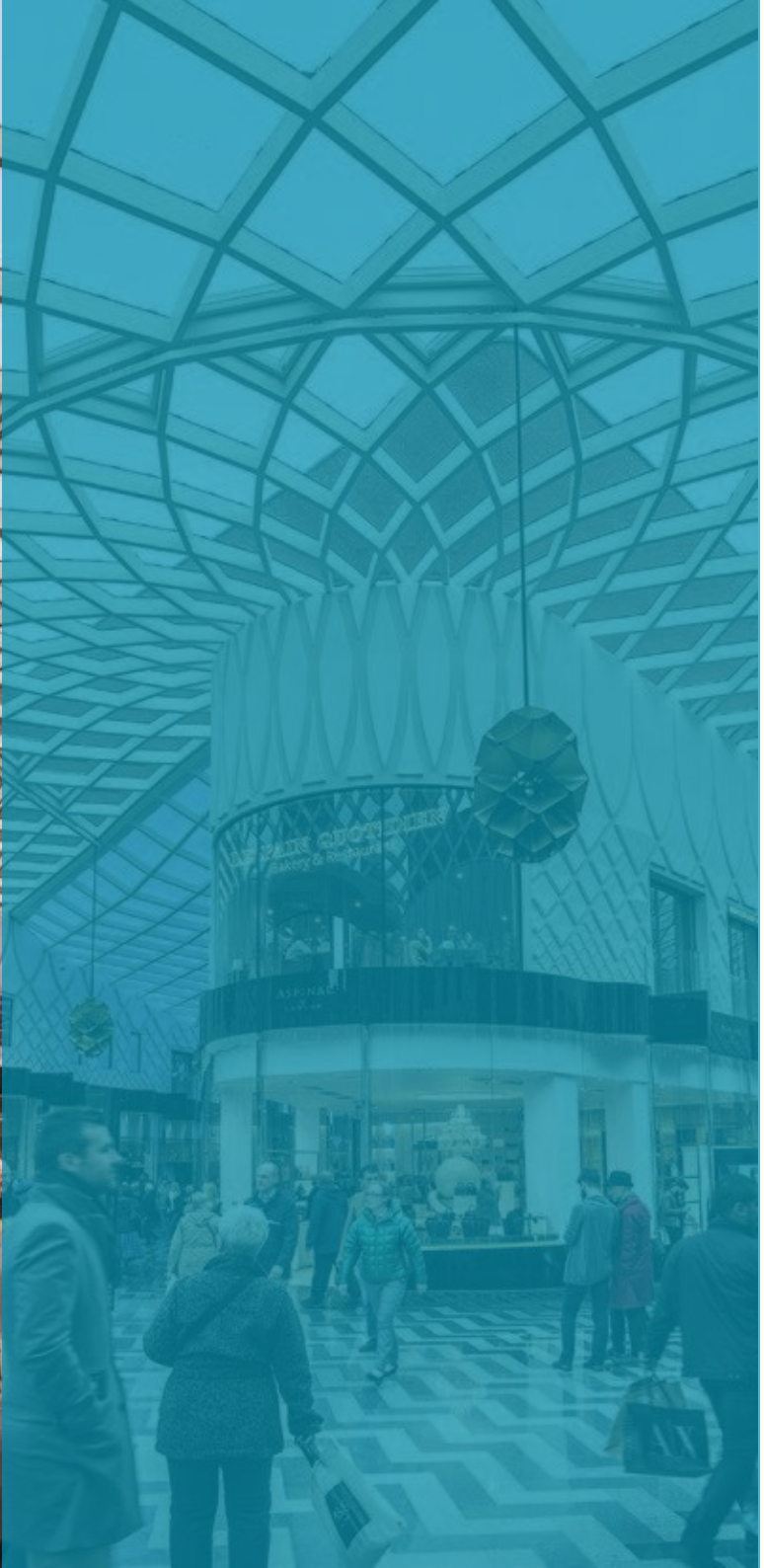
MARKET OVERVIEW

KEY AREAS/ STREETS	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	TYPICAL RENT FOR UNIT OF 2,000 SQFT	RANGE OF UNIT SIZES SQFT
Briggate	High Street	Fat Face, Footlocker, Zara	Footlocker, JD	£225,000	500-100,000 sq ft
Commercial Street	High Street	Paperchase, Clarks, Ernest Jones	Lush	£150,000	500-8,000 sq ft



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SHOPPING CENTRES

TRINITY LEEDS

Trinity Leeds is located in the heart of the core shopping area on a site bounded by Commercial Street, Lower Basinghall Street, Briggate and Boar Lane. The development which opened in March 2013 brought about the physical regeneration of this large site. The centre totals 1m sq ft, trades over 3 levels and is anchored by Marks & Spencer, Primark, Next and Boots and is home to 120 units. The centre is a focus for branded and largely mainstream fashion operators including Victoria's Secret, Hollister, Apple, Superdry and H&M.

There is also a significant leisure element including an Everyman cinema and a broad range of food and beverage operators.

WHITE ROSE CENTRE

The 700,000 sq ft White Rose shopping centre is located approximately 3 miles to the south of the city centre and is anchored by Debenhams and is home to the likes of Primark, Next, Zara, H&M and River Island. A 65,000 sq ft leisure extension recently opened anchored by a 11 screen Cineworld along with restaurant brands such as Wagamama, TGI Fridays and Five Guys.

LEEDS VICTORIA

Victoria Quarter is situated between Briggate and Vicar Lane and is a covered centre based around three refurbished Victorian arcades. This speciality centre has long been promoted as a location for more aspirational fashion with Harvey Nichols anchoring the scheme and is home to AllSaints, Paul Smith, Reiss, Vivienne Westwood, Coach, with recent lettings to Polo Ralph Lauren and Aspinal of London.

Victoria Gate opened in October 2016 and is a new development extending and replicating Victoria Quarter, anchored by John Lewis & Partners, with additional occupiers including Anthropologie, Rolex, & Other Stories, Russell & Bromley, GANT, Hackett and COS.

OTHER SHOPPING CENTRES

The city centre also provides more secondary and convenience shopping centres including The Core, The Merrion Centre and St John's Centre.

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MARKET OVERVIEW

KEY SHOPPING CENTERS	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	TYPICAL RENT FOR UNIT OF 2000 SQFT	RANGE OF UNIT SIZES (SQFT)
Leeds Victoria	Premium, aspirational	John Lewis & Partners, & Other Stories, COS, Anthropolgie, Coach	£200,000 p.a.	200-4,000 sq ft
Trinity Leeds	Best of High Street / International	Apple, H&M, Hollister, Victoria's Secret, Topshop / Topman, Next, Lindt, Smiggle	£250,000 p.a	150-40,000 sq ft
White Rose Centre	Mass market	Debenhams, Primark, Marks & Spencer, Topshop, H&M and Zara.		

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FOOD & BEVERAGE

The city centre is home to a vast assortment of restaurants to suit all tastes and budgets, including Crafthouse, Angelica, The Alchemist, Blackhouse and The Botanist.

Greek Street has seen a resurgence recently with new entrants including The Alchemist, Gusto and Lost & Found while The Light has also cemented its place as an established casual dining destination with new brands such as Georges Fish & Chips and Millar & Carter steakhouse.

Granary Wharf is a mixed-use development adjacent to Leeds railway station, offering fine dining in an attractive waterside setting.

At Trinity Leeds, there are more than 40 cafes, bars and restaurants including The Alchemist, Wagamama's, Carluccio's, Nando's, YO! Sushi TGI Fridays, Comptoir Libanais and The Alchemist. . Also at Trinity Leeds is the Trinity Kitchen, which rotates six new street food vans every eight weeks and offers visitors the chance to experience various flavours and cuisines. Trinity Kitchen is a unique concept which rotates six new street food vans every eight weeks and offers visitors the chance to experience various flavours and cuisines under one roof. The rotating street food vendors trade alongside permanent eateries.

KEY AREAS	CONSUMER PROFILE	FOOD & BEVERAGE OPERATOR INCLUDING	RENT FOR 3500 SQFT UNIT
Greek Street/Park Row	Tourists, , local business density	Gaucho, The Alchemist, Lost & Found, Gusto Giraffe, , Wagamama.	£120,000
Corn Exchange	Tourists, local shoppers, local business density	Zizzi, Reds BBQ, BrewDog	£80,000
The Light	Tourists, local shoppers, local business density	Browns, George's Fish & Chips, Nandos,	£110,000
Trinity Leeds	Tourists, local shoppers, local business density	Crafthouse, Alchemist, The Botanist, Pho, Wagamama	£150,000

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RETAIL WAREHOUSING/BIG BOX RETAIL

CROWN POINT SHOPPING PARK

There are 30 retailers including Next, TK Maxx, Smyths Toys, Wren Kitchens, Marks & Spencer and Sports Direct are represented in the 304,000sqft Crown Point Shopping Park. It is located on the southern side of Leeds city centre.

BIRSTALL SHOPPING PARK

A shopping park of some 207,000sqft anchored by Next, M&S and TK Maxx. It is located adjacent to a circa 180,000sqft IKEA store.

JUNCTION 27 RETAIL PARK

The scheme is located just off Junction 27 of the M62 motorway in Birstall, approximately 7 miles south west of Leeds City Centre. This is the dominant bulky goods furniture scheme in Leeds and is located adjacent to Birstall Shopping Park. It is approximately 128,500sqft and anchored by Sofology, SCS and Furniture Village.

CENTRE	CONSUMER PROFILE	RETAILERS PRESENT	F&B AND LEISURE TENANTS	TYPICAL RENT FOR UNIT OF 10,000 SQFT	RANGE OF UNIT SIZES, SQFT
Crown Point Shopping Park	Mass market	Clarks, Boots, Next, M&S Foodhall, Smyths Toys, Sports Direct	Subway, Angelina's, Frankie & Benny's,. Costa Coffee	£27.50/sqft p.a.	1,000-30,000
Birstall Shopping Park	Mass market	WHS, Mamas & Papas, DFS, Argos, Boots, Dreams, Next, Paperchase.	Costa Coffee	£35/sqft p.a.	5,000-25,000
Junction 27	Mass market	Furniture Village, Sofology, Carpetright and Currys / PC World / Carphone Warehouse	TGI Friday's, Zizzi, Pizza Express	£35/sqft p.a.	3,500-40,000

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