



TO LET/MAY SELL

**1st Floor (Bar/Office/Leisure) & Kiosk Opportunity
Little Neville Street, Leeds LS1 4ED**

Property Features

- Existing Licensed bar/leisure premises - suitable for variety of uses including office space (subject to planning)
- Prominent river front building situated in the heart of the city centre
- Unit 3 extends to 2,998 sq ft - currently trading as indoor Golf Bar
- Unit 2 extends to 190 sq ft with additional patio area of 280 sq ft
- Offered by way of a new lease on flexible terms
- Potential purchase of the property (Long Leasehold) - Further details upon request
- Recent letting to Fitness Space Gym on Ground Floor

Location

Leeds is one of the largest cities in the UK with a population of 750,000 people. Catchment population of 5.7m, student population of 200,000. 100,000 people come through Leeds Train Station daily making it the busiest rail terminal outside of London.

The premises are situated adjacent to the new entrance of Leeds Train Station on Little Neville Street, Hilton's Double Tree Hotel and Granary Wharf; a well-established popular bar and restaurant destination. Key occupiers include **Fazenda, Candle Bar, The Hop, Skybar** and **Bilboa Bar**.

The unit is in a vibrant mixed use area comprising hotels, apartments and major office occupiers such as **ASDA's HQ, BT, KPMG** and **Direct Line**.

Description

The premises are contained within a modern mixed use built tower. Unit 1 was let to Fitness Space Gym in 2018, whilst the remainder of the upper floors are residential units.

Unit 3 is currently occupied by the popular and well established Golf Bar Leeds which extends to 2,998 sq.ft.(278.52 sq.m) in totality. A ground floor reception entrance area contains DDA compliant toilet & lift to the upper floor. Existing toilet provisions are also within the ground floor for male & female. On 1st floor is the main accommodation consisting of the existing bar, seating, gaming provisions and with river views. The unit is available either in its current use or alternatively the landlord would consider letting as office space.

Unit 2 is a self-contained ground floor kiosk unit with dedicated patio area to the front - facing the passing footfall to the Southern entrance of the trains station. The kiosk extends to 190 sq.ft. (17.65 sq.m) whilst the patio extends to 280 sq.ft. (26 sq.m.) and benefits from the use of a shared service door for loading and dedicated staff w/c facilities.

Accommodation

The premises which can be let separately or combined to provide the following approximate Gross Internal Area:-

	<u>Sq Ft</u>	<u>Sq M</u>
Unit 3	2,998	278.52
Unit 2 *	190	17.65
External Patio Area	280	26.01

*Unit 2 has the ability to be extended to a GIA of circa 300 sq.ft. - further details upon request

Energy Performance

The property has an energy performance rating within Band C (63).

Business Rates

We understand the current rateable values effective from April 2018 is as follows;

Unit 3	RV = £19,500
Unit 2	RV = £6,900

The Rateable Value will potentially be reassessed following occupation of the unit(s), please contact for further details.

Service Charge

A service charge is levied to cover repairs and maintenance to common parts and is budgeted as approximately £2,500 per annum; shared on a pro-rata basis between Units 1, 2 and 3. Note: The Service Charge is subject to change, dependant on proposed usage; further details on request.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

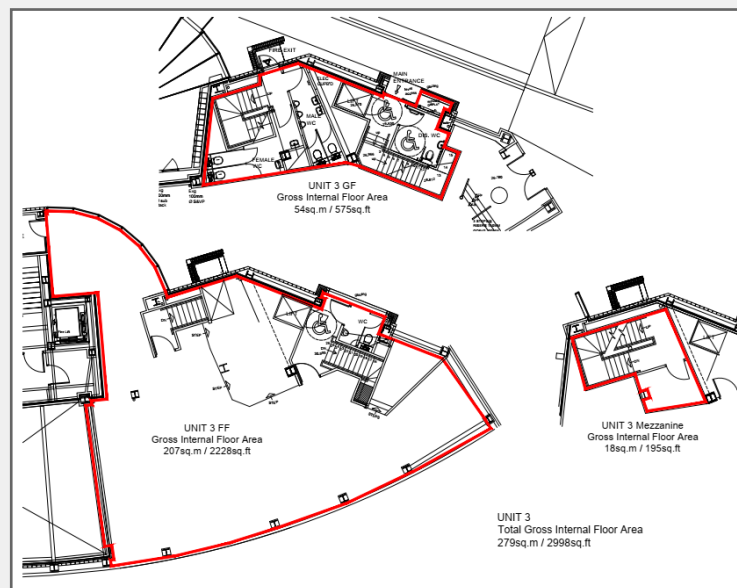
Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Terms & Rent

The premises are available to lease either combined or individually by way of a new effective FRI lease or alternatively available on the basis of a Long Leasehold - further details available on application

Below: Floor plate extract for Unit 3.



Viewing and further Information:

Date: February 2019

For further information and viewing arrangements please contact sole letting agent WSB:

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