



# TO LET - 3,068 sqft

Ground Floor Gym Unit - Leeds City Centre  
Little Neville Street, Leeds LS1 4ED

## Property Features:

- Existing gym premises.
- Prominent river front building situated in the heart of the city centre.
- Unit 1 extends to 3,068 sqft - fitted out as a gym.
- Could be reduced to 2,583 sqft or increased to 3,391 sqft.
- Offered by way of a new lease.
- Recent letting to VR Simulators on the first floor.



**TO LET - 3,068 sqft**  
**Ground Floor Gym Unit - Leeds City Centre**  
**Little Neville Street, Leeds LS1 4ED**



## 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 south entrance of Leeds Train Station on Little Neville Street, Hilton's Double Tree Hotel and Granary Wharf and 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 3 has been let to a VR Simulator operator, and the remainder of the upper floors are residential units.

**Unit 1** is currently empty, which extends to 3,068 sqft in total. It is fitted out as a gym with existing individual shower cubicles and wc's. The unit is available either in its current use or alternatively the landlord would consider letting as restaurant/bar space, subject to planning. The unit benefits from an external balcony overlooking the River Aire extending to 1,001 sqft, which is currently covered with astro-turfed.

**Unit 2** is a self-contained ground floor kiosk unit with a dedicated patio area to the front - facing the passing footfall to the Southern entrance of the train station. The kiosk extends to 323 sqft whilst the patio extends to 441 sqft. Units 1 and 2 can be amalgamated together to make one unit. Unit 1 and 2 benefits from the use of a shared service door for loading and dedicated staff w/c facilities.

## Accommodation

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

	Sq Ft	Sq M
<b>Unit 1</b>	<b>3,068</b>	<b>285</b>
<b>External Patio Area</b>	<b>1,001</b>	<b>93</b>
<b>Unit 2</b>	<b>323</b>	<b>30</b>
<b>External Patio Area</b>	<b>280</b>	<b>26</b>

## Energy Performance

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

## Viewing and further information:

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

**Adam Mobley**

**Tel:** 0113 234 1444

**Email:** amobley@wsbproperty.co.uk

## Business Rates

We understand the current rateable values effective from April 2019 is as follows;

Unit 1	RV = £33,500
Unit 2	RV = £2,500

## Service Charge

A service charge is levied to cover repairs and maintenance to common parts and 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

Unit 1	- £67,500 pax
Unit 2	- £7,250 pax

The premises are available to lease either by way of a new effective FRI lease.

Subject to Contract  
November 2019

Below: Plan extract for Unit 1 (Red) & 2 (Green)



## MISREPRESENTATION ACT:

WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition;