

TO LET - 3,068 sqft

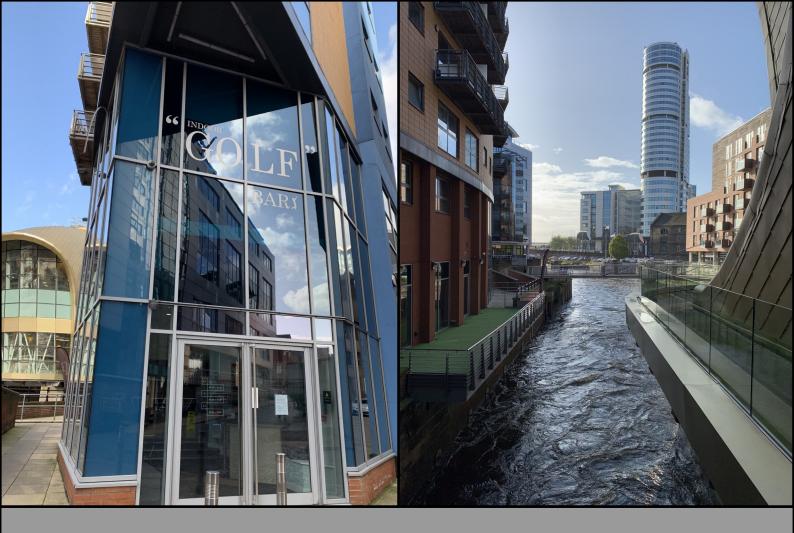
Ground Floor Gym Unit - Leeds City Centre Little Neville Street, Leeds LS1 4ED

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.

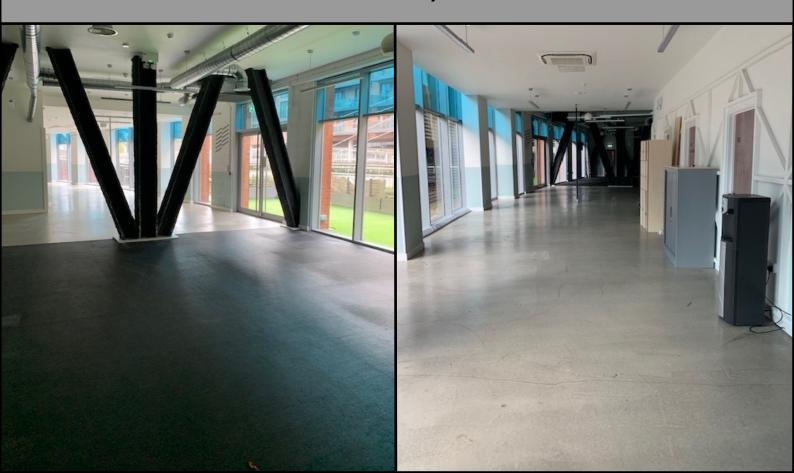






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Location

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
Unit 1	3,068	285
External Patio Area	1,001	93
Unit 2	323	30
External Patio Area	280	26

Energy Performance

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

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.

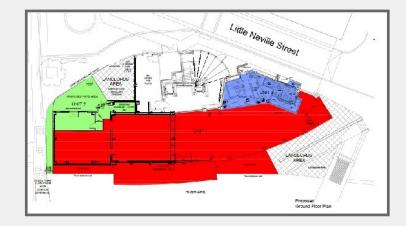
Terms & Rent

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)



Viewing and further Information:

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

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MISREPRESENTATION ACT:

