



2,998 Sq.ft

Unit 3, Little Neville Street, Leeds, LS1 4ED

**Flexible FIRST FLOOR
accommodation suitable for
a variety of uses including
Clinic/ Leisure/ Bar**

2,998 sq ft
(278.52 sq m)

- Prominent waterfront building situated in the heart of Leeds city centre
- Adjacent to the South entrance to Leeds Train Station
- Self-contained GF access off Little Neville Street
- DDA access to first floor
- Partial fit out including Kitchenette + WCs
- The premises benefits from planning use class E

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Summary

Available Size	2,998 sq ft
Rent	£35,000 per annum
Rateable Value	£30,250 Interested parties are advised to make their own enquiries to the local charging authority for the rates payable.
Service Charge	Available upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

Description

The available space comprises a self-contained suite accessed from a small entrance at ground floor with accessible WC and access to the first floor accommodation via stairwell and a DDA compliant platform lift. Internally, the first floor accommodation benefits from good ceiling height and plenty of natural light from the existing full height windows, allowing the prospective tenant the opportunity to install signage externally. The unit also benefits from an existing kitchenette and WCs. The accommodation has an attractive waterside view of the canal and Granary Wharf.

Overall, the property is in good condition with partial fit out providing an open plan configuration that is suitable for a variety of uses such as clinic, dental, physiotherapy, beauty, or alternative uses such as leisure or a bar (subject to planning).

Location

The subject unit is located in Leeds city centre on Little Neville Street, and is a 1 minute walk away from Leeds Train Station via the new South entrance. The property is located at the gateway to 'South Bank', a mixed use developing area of the city.

Granary Wharf is a 1-minute walk from the subject property with a vibrant well-established bar and restaurant scene with well-known tenants such as The Hop, The Woods, Salt, LIVIN'Italy and Fazenda. Also in close proximity is the popular and vibrant bar Water Lane Boat House. The property is also close to the new BTR schemes Mustard Wharf and Tower Works, consisting of 500 residential apartments and complementary ground floor amenity uses.

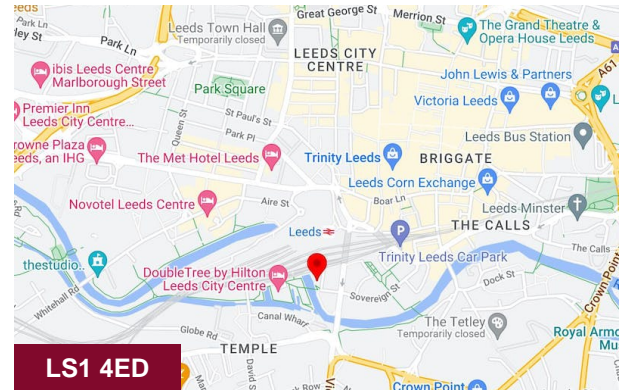
Accommodation

The accommodation comprises the following areas:

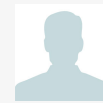
Name	sq ft	sq m	Availability
Ground	575	53.42	Available
Mezzanine	195	18.12	Available
1st	2,228	206.99	Available
Total	2,998	278.53	

Anti - Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to complete AML checks on all parties involved in the transaction where an information document will be issued.



Viewing & Further Information

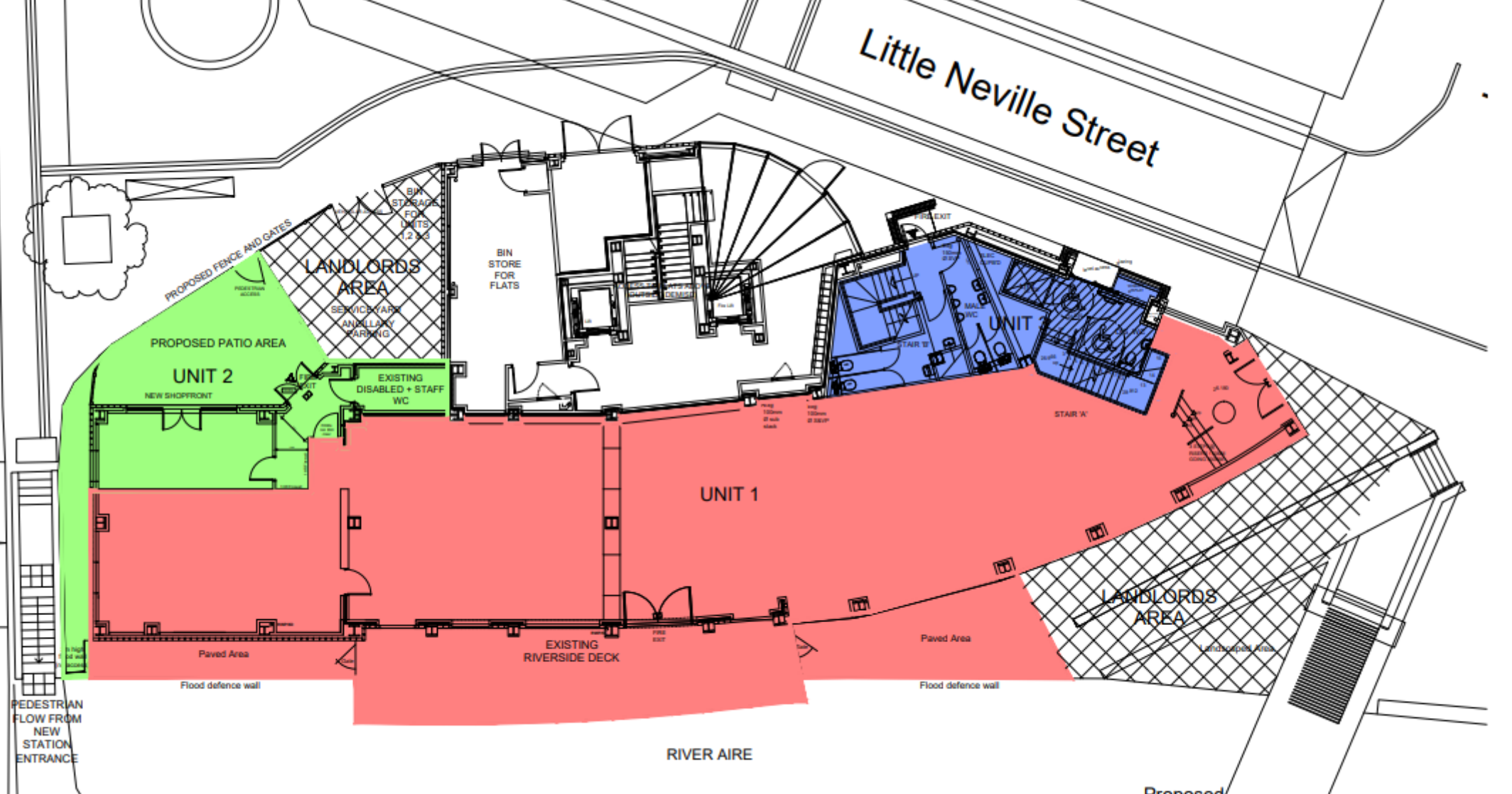


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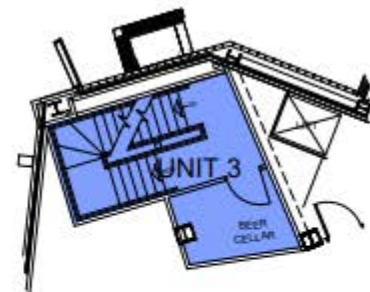
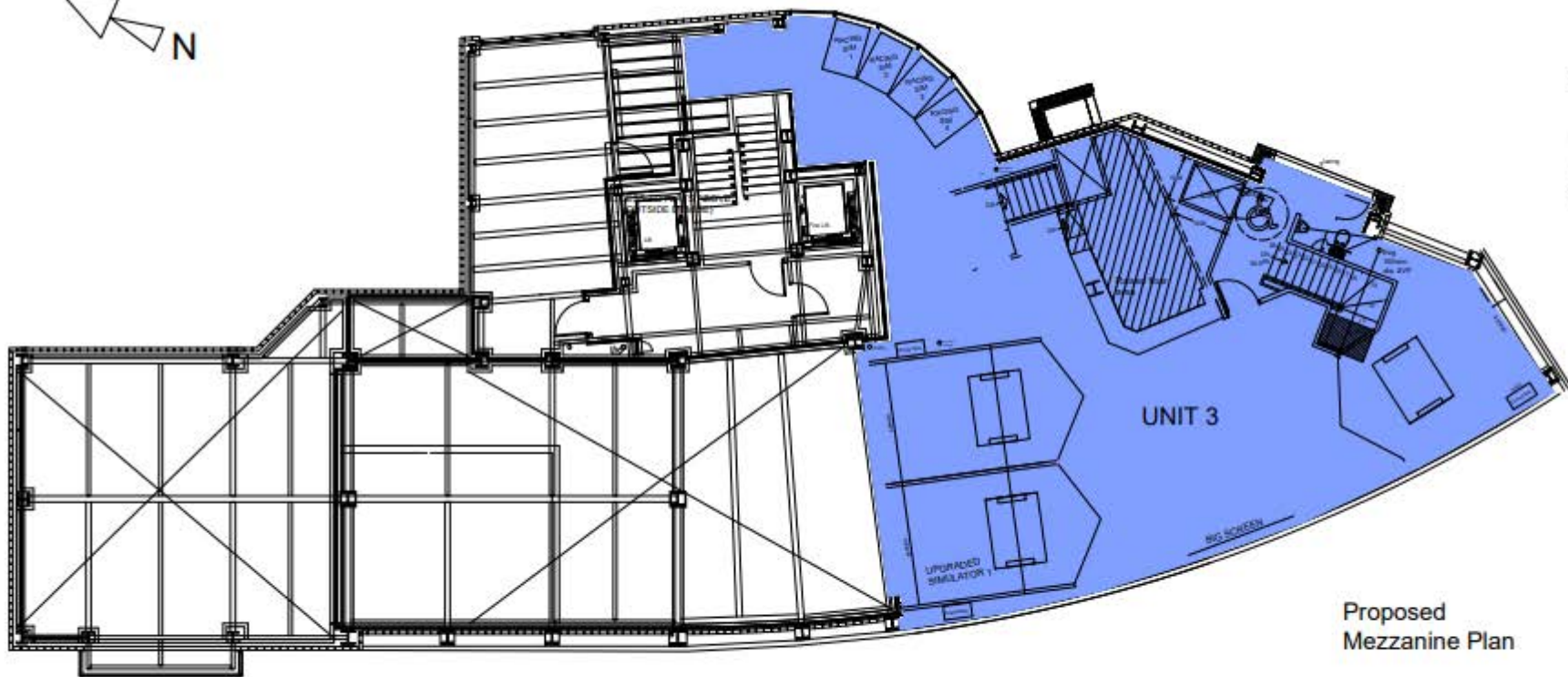
Little Neville Street



PEDESTRIAN FLOW FROM NEW STATION ENTRANCE

RIVER AIRE

Proposed Ground Floor Plan



**PROPOSED
MEZZANINE
PLAN**

Proposed
Mezzanine Plan