

TO LET – CHARACTERFUL F&B / RETAIL OPPORTUNITY

Ground & First Floor (+ Basement) – 4,265 sq ft

Unit 3, 26 Great George Street, Leeds, LS1 3DL

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LLOYD
JONES

0113 243 1133

www.fjltd.co.uk

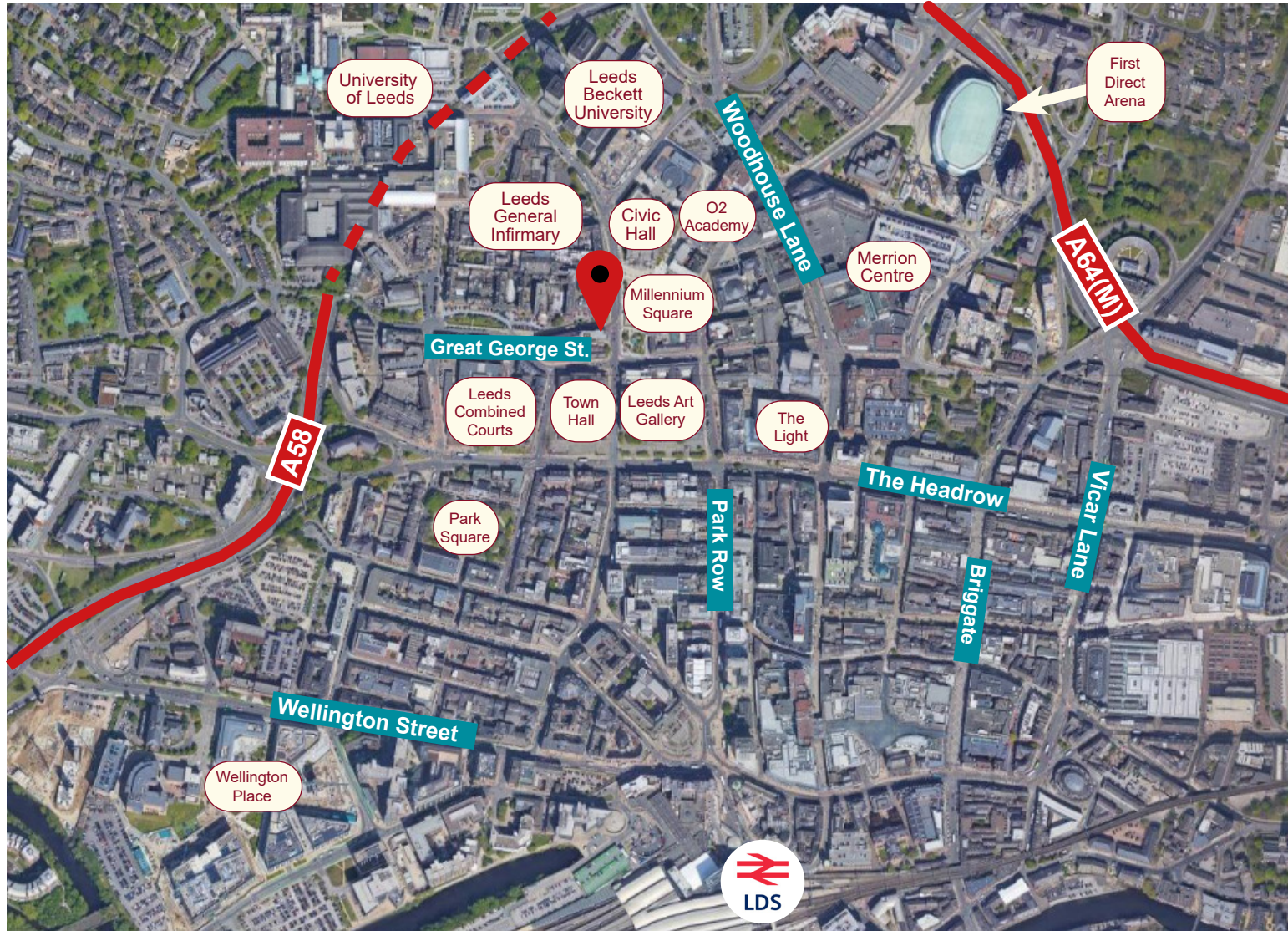


- ◇ Rare opportunity to occupy an iconic Leeds landmark Grade II Listed Building
- ◇ Offered in shell condition with benefit of period features
- ◇ Highly prominent position on Corner of Great George Street and Calverley Street
- ◇ Located opposite Millennium Square
- ◇ Strong line-up of nearby F&B which support the high volume of students and commercial occupiers nearby
- ◇ Newly opened “Northern Market” by Northern Monk Brewery situated opposite and the adjacent former Victoria Pub is due to reopen as a new concept in September 2024
- ◇ Close to new ‘Leeds Innovation Village’ spanning 12 acres of the LGI estate, set for major investment and development
- ◇ Available from Q3 2024

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CGI provided by Nick Watson Architects for illustrative purposes

LOCATION



UNIT 3, 26 GREAT GEORGE STREET, LEEDS LS1

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AERIAL



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DESCRIPTION

Development

The proposal is to retain the former Shenanigans pub and the adjoining Victoria pub in their current configuration. The remainder of the former hotel and upper parts of Shenanigans has planning approved to be converted into 54 No. student residential dwellings, with works now commenced. The two ground floor commercial units will be handed over once the redevelopment works have been completed for tenant fit out in September 2024, with the Victoria pub being run by Whitelock's in partnership with Kirkstall Brewery.



The main heritage aims for the redevelopment are identified as follows:

- To maintain and enhance the primary elevation to Great George Street through the removal of harmful interventions and the sensitive repair of the existing fabric
- To bring the building back into appropriate use through the introduction of new build elements that rationalise the circulation strategy and allowing historic spaces to be reinstated
- To improve the building's presence to Millennium Square and to balance the scale of the building with the scale of the square and the buildings surrounding the square
- To create a comprehensive, high-quality development that brings all three buildings back into use whilst respecting and enhancing the heritage assets

History

Built in 1865, the premises comprise two originally separate buildings in the Gothic Revival style that had enjoyed a long period of popularity.

No. 24 has a vaulted ceiling on the first floor. This floor originally housed a Masonic Hall, as is evident from symbols carved into the stonework. The Star of David, the mallet, and the ruler are each potent emblems of freemasonry. The space was later converted into a juvenile court.

In the mid-1990s, the famous Firkin chain opened the Felon and Firkin microbrewery and pub on the premises, closing in 1999. It was later taken over and re-branded as Irish pub O'Neill's and latterly Shenanigans.

Nearby Amenity

(See also following page)



Accommodation (NIA)

We have been provided with the following Net Internal Areas (NIA) for the primary 'leisure' element.

Floor	Sq. M.	Sq. Ft.
Basement	143.4	1,544
Ground Floor	152.8	1,645
First Floor	100	1,076
Total	396.2	4,265

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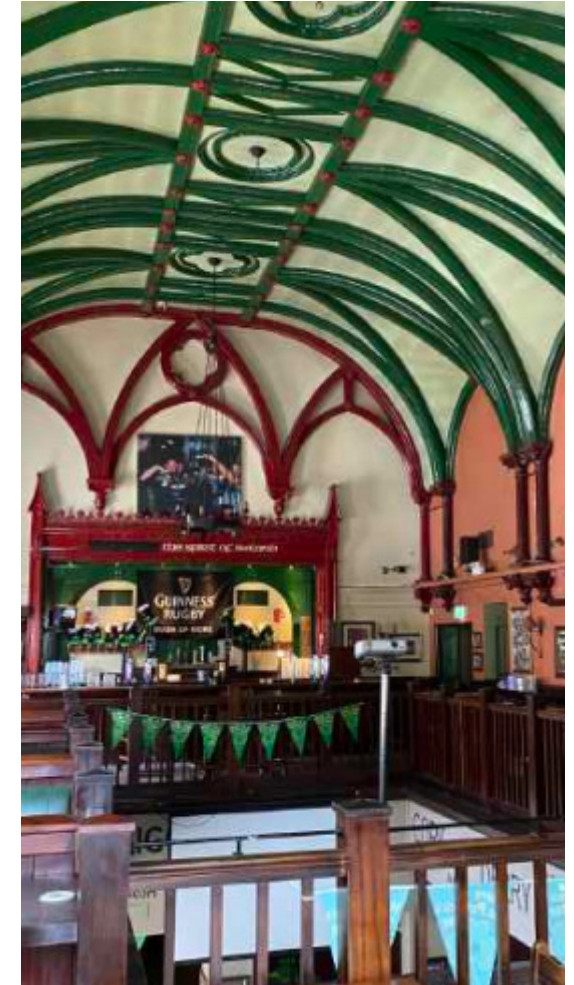
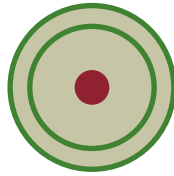
SITUATION



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- 26 Great George St is located in the heart of the city centre in the Civic Quarter, close to Millennium Square.
- Leeds General Infirmary lies directly opposite to the North whilst Leeds Combined Courts and Town Hall are to the South. The property is situated near both Millennium Square and Park Square, boasting generous public open space.
- Leeds Art Gallery and the Henry Moore Institute are a short walk to the South East of the site, adjacent to the Town Hall.
- Great George Street and Millennium Square boast a wealth of long- established amenities and a healthy mix of independents to include the following:
 - Senbon Sakura Japanese Restaurant
 - Deli Kitchen
 - The Union Coffee House
 - Stage Espresso & Brewbar
 - Srinon Thai Street Food
 - Brod Bakery / Café
 - Global Banking School (Higher Education)
 - Almost Famous (Burger Restaurant)
 - The Cuthbert Brodrick (Pub)
 - Thai Edge
 - Be At One (Bar)
 - Whistle Punks (Axe Throwing)
 - Tavernaki (Greek Restaurant)
 - Playroom (Bar/Dining/Dancing)
 - Revolution (Cocktail Bar)
 - Red Chilli Chinese
- The area is very popular with hospital staff alongside barristers and students – all based within a short radius.
- Leeds Railway Station is within 10 minutes' walking distance whilst The Headrow offers a wealth of bus routes.

PHOTO GALLERY

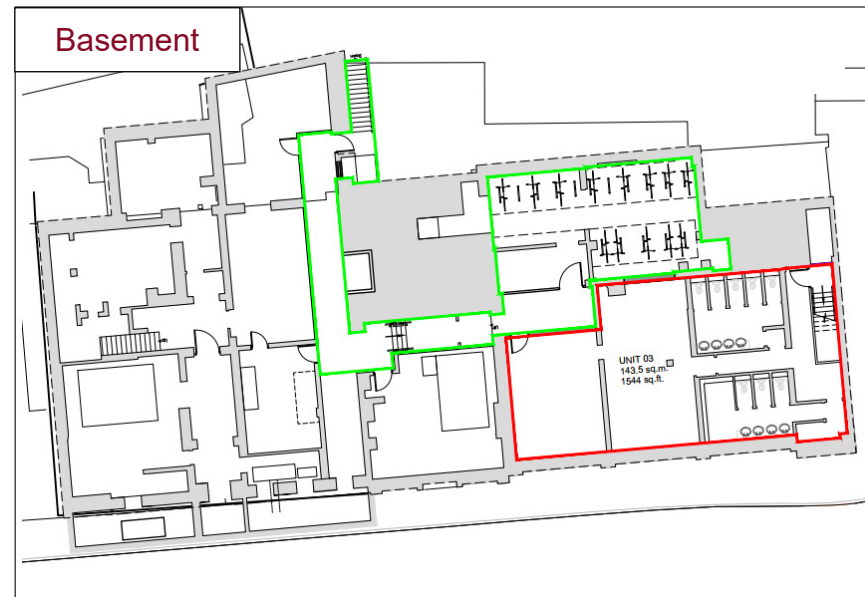
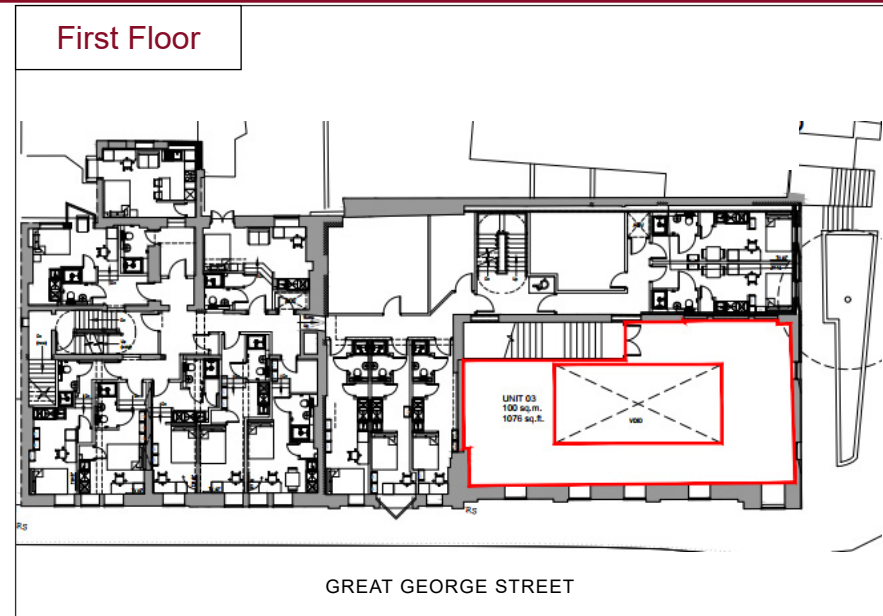
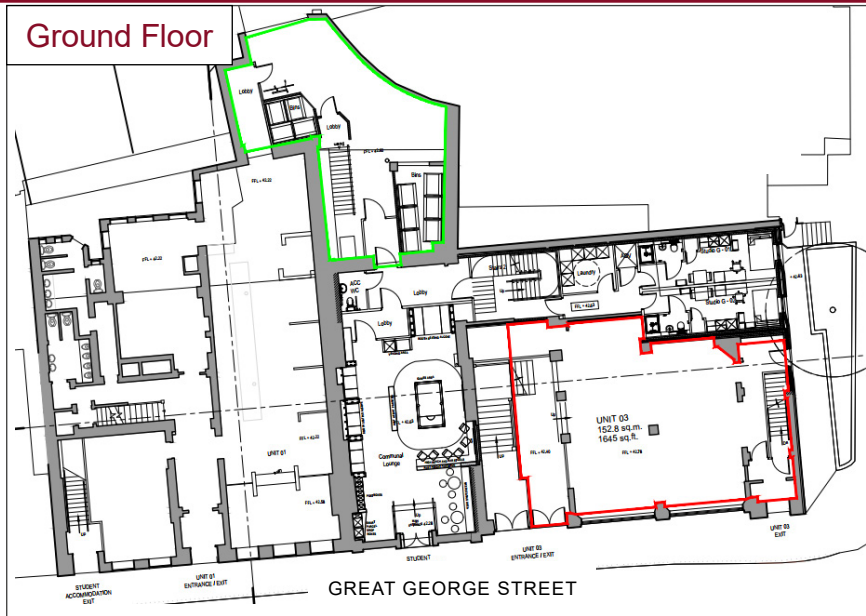


Former Shenanigans fit out -
pre strip out / shell condition works

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FLOOR PLANS



- Unit 3 Demise Plan
- Communal Area

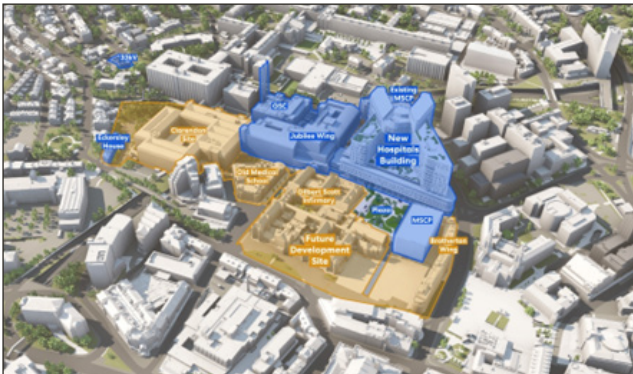
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NEARBY DEVELOPMENTS

The surrounding area is diverse and experiencing a high volume of development activity to include the following key schemes which reflect a mix of uses as follows:

Leeds General Infirmary – 2x new state of the art hospital buildings as well as the UK's largest single site maternity centre underway

[Leeds Hospitals of the Future](#) - click here to see Fly Through



Methodist Church, Oxford Place

33,109 sq. ft. with planning granted for a 4-star hotel scheme with 88 rooms. Suitable for alternative uses. Sold January 2024 – expected to be for residential use.



[Click here to Read More](#)

Leonardo / Thoresby Building

McLaren Property on site developing c. 475 student beds in £62m scheme.



[Click here to Read More](#)

Headrow Court, 169 The Headrow

4 separate office buildings totalling 35,959 sq. ft. Developers plan conversion to 108 student residential apartments.



Former Jubilee Hotel, The Headrow

On site for a new aparthotel scheme (part new build + part conversion)



[Click here to Read More](#)

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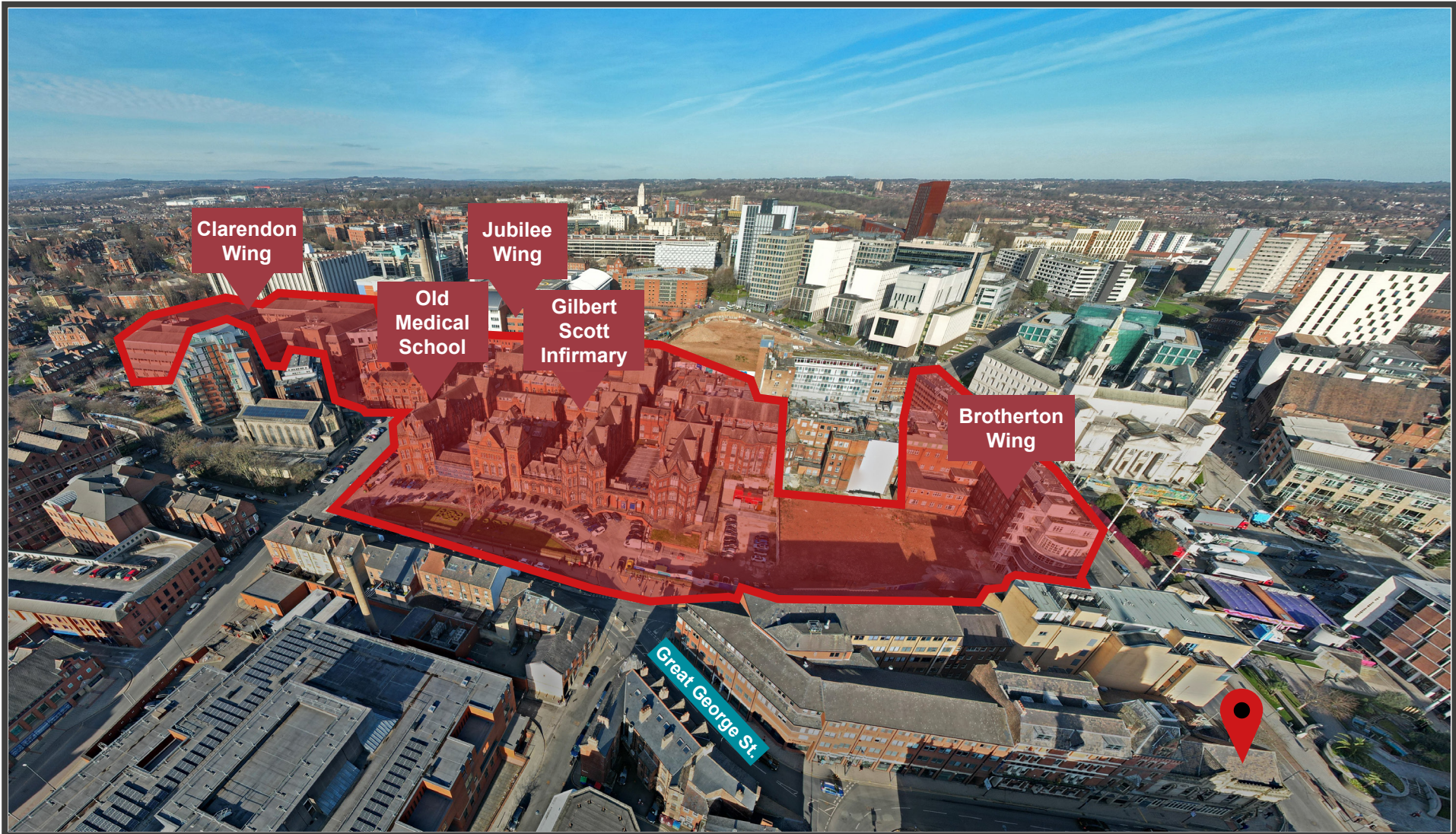
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NEARBY DEVELOPMENTS MAP



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LEEDS INNOVATION VILLAGE



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Viewing & further information

Please contact the sole selling agents:

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Proposal

Quoting Rent:

Price on Application

Tenure:

Leasehold for a term of years to be agreed

Rateable Value:

The property will be reassessed post redevelopment. Interested parties should make their own enquiries with the local charging authority.

Planning

The property lies within the Leeds City Council Conservation Area and is Grade II listed.

In addition, planning approval and listed building consent has been granted for change of use of Nos. 24-28 Great George Street to provide student accommodation, flexible commercial (Class E) and drinking establishment (Sui Generis) use; the partial demolition of existing buildings; erection of a rear extension to Nos. 24-26 Great George Street to provide student accommodation; external alterations; hard and soft landscaping works; and associated works.

Planning Application Ref. No. 21/08693/FU

EPC:

A full copy of the certificate is available upon request.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared April 2024