

TO LET

(SUBJECT TO VP)

Flexible Retail / Leisure Opportunity

GF & FF +useful basement storage c.1,419 sq ft

4 - 5 Grand Arcade, New Briggate, Leeds, LS1 6PQ



Location:

- Located in The Grand Arcade between New Briggate and Vicar Lane, adjacent to the Grand Theatre and Opera North
- The Arcade is a stunning Grade II listed building that is home to a diverse range of tenants and uses, including retail, beauty, bars, restaurants and cafés, as well as some well-known and independent brands
- Tenants include Zaap Thai, Stuzzi, Roxy, West Yorkshire Cameras, Lords Barbers/ Domino Club, Just Grand Tea Rooms, Lash 2 Lashes and Anthologie Tattoo Studio
- The area has recently benefited from significant investment along New Briggate through the Regeneration Fund, as well as refurbishment work completed by Opera North and new student residential developments
- The Arcade has recently undergone refurbishment including new Yorkshire stone paving and hanging lanterns adding to the period charm of the location

Accommodation:

- The unit is arranged over basement, ground and first floor and comprises of 478 sq ft on ground, 429 sq ft on first floor and 512 sq ft on basement which provides good ancillary storage. The unit also benefits from a WC and staff kitchen facilities
- Unit would be suitable for a variety of uses including retail, Hair/beauty Salon, dental, creative studios or could be repurposed for a bar/café.
- Self-contained unit that benefits from double fronted glazed windows and an attractive shop front
- Opportunity for external seating within the covered Arcade subject to landlords consent
- Surrounded by a number of cool independent operators offering a vibrant and strong mix of uses to generate daytime and evening footfall
- This Northern part of the city has seen a huge in flux of student accommodation_There are currently c. 9,000 existing residential + student beds in the local

Opportunity and Location:

The subject property is part of the Grand Arcade, a well-known and respected Grade II listed building in the Northern Quarter. There is a well-established F&B circuit nearby, with popular bars and restaurants such as Manahatta, ZAAP, Stuzzi, Roxy Ball Rooms, and the Arcade's quality independent operators such as Tailors, Dominos, and Bar Santiago. In addition there are other uses within the arcade including Lash 2 Lash and Anthologie tattoo studio, plus Sonder a new lifestyle store.

The Arcade is enclosed with a glass lantern roof and provides for seating in front of each unit with an attractive Yorkshire stone paved flooring. Given the presence of several Food & Beverage operators (Just Grand Tea Rooms, Tailors, Bar Santiago & Casa Columbia & Domino Club) the seating creates a vibrant atmosphere day and night.

On the ground floor, the subject unit has a double-fronted fully glazed window and a high ceiling internally to add character. The décor is attractive with exposed wood flooring, attractive lighting, heating, and small kitchenette facility along with a WC. The first floor provides additional sales area with an attractive window seat. The unit also benefits from a useful basement providing ancillary storage.

Close by the LGI have also invested £450 million in the Innovation District providing 94,000 sq m of health care facilities which is expected to be completed in Q4 2025 and bringing further footfall to the area.

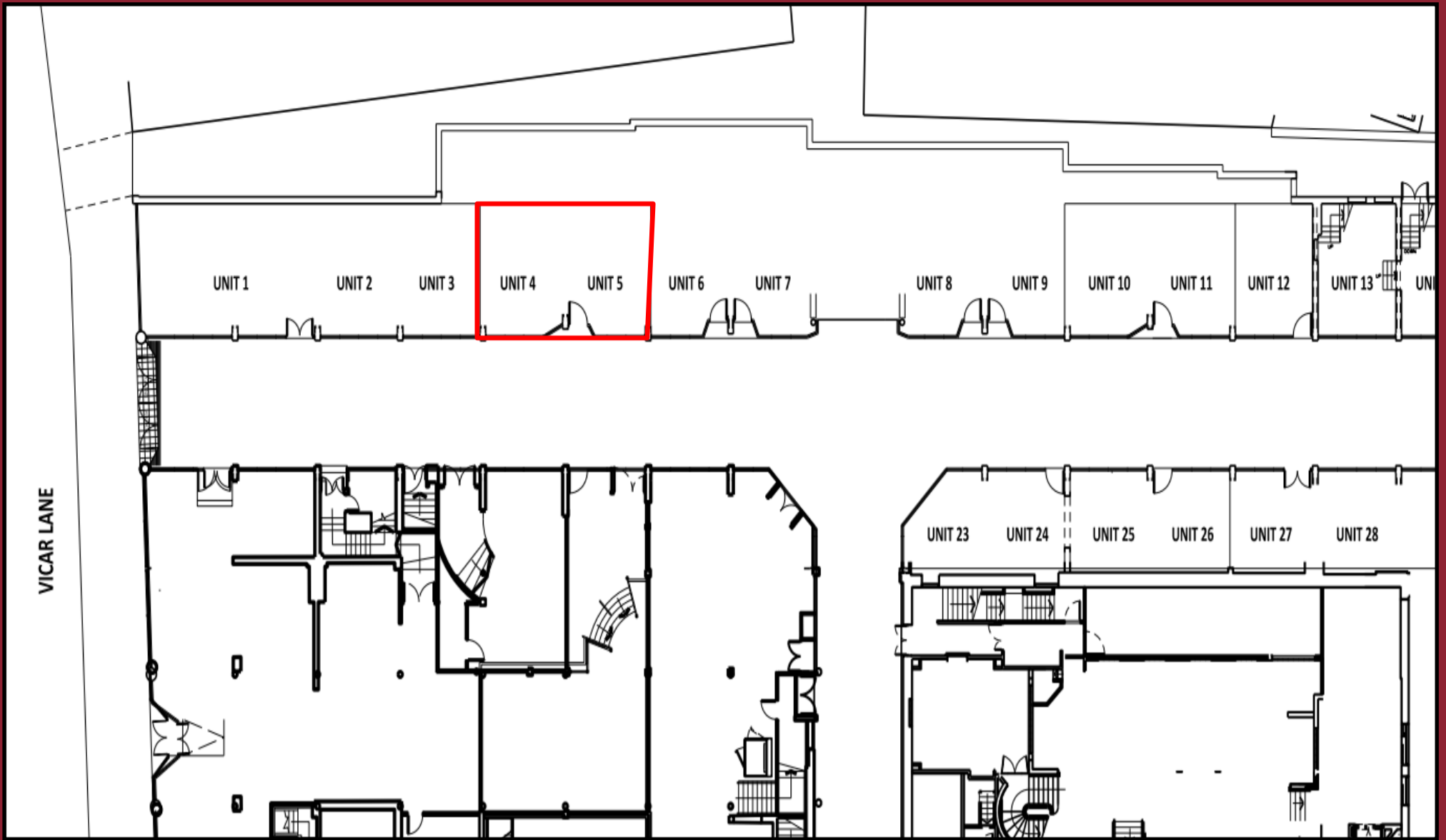


Floor areas:

Approximate floor areas as follows:

Floor	Area (sq. m)	Area (sq. ft)
Ground	44.4	478
First	39.8	429
Basement	47.5	512
TOTAL	131.8	1,419

Floor plan of the Ground Floor



View of the arcade—scope for seating to the front of each unit with full lantern roof cover for year round use.



Terms:

The property is available by way of an effective repairing and insuring lease for a term to be negotiated and subject to vacant possession end September 2023.

Rent:

Rent is £25,000 per annum .

Service Charge:

The current service charge for the premises is £2,344.00 plus VAT per annum, payable quarterly in advance.

Buildings Insurance:

The current premium for the premises is £1,012.00 plus VAT, paid annually in advance.

Rates:

The rateable value is £10,000.00.
Unit is eligible for small business rates relief but please check this with the local authority.

EPC:

N/A—The building is listed and therefore does not require an EPC .

Planning:

The unit has planning for Class E

VAT:

The property is elected to charge VAT

Legal Costs:

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



All Enquiries:

For further information or to arrange a viewing please contact either FLJ or our Joint Agents ATC on the below details:

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Misrepresentations Act: Details prepared August 2023

Fox Lloyd Jones on behalf of the proposing vendor or lessor and on their own behalf give notice that

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