

TO LET

Fitted Leisure Opportunity
Over Ground, First + Basement floors c.2,287 sq ft

57-59 New Briggate, Merrion street, LS2 8JD



Location:

- Prominent Location at the junction of New Briggate and Merrion street, opposite the Grand Theatre and Opera North, and the Grand Arcade.
- The area is home to a varied mix of uses including retail, bars, restaurants and cafés, with a range of independent brands alongside some well-known names, and a whole new residential population.
- Operators in close proximity include Belgrave Music Hall, Manahatta, Mojo's, The Brotherhood, Zaap Thai, Stuzzi, and several independents inside the Grand Arcade.
- The area has recently benefitted from significant investment along New Briggate with The Townscape Heritage Regeneration Fund with works undertaken by Opera North to create a world-class artistic hub.
- There has also been a significant amount of student development in the area with over 10,000 students beds now constructed / under construction creating a new student residential hub for Leeds city centre.

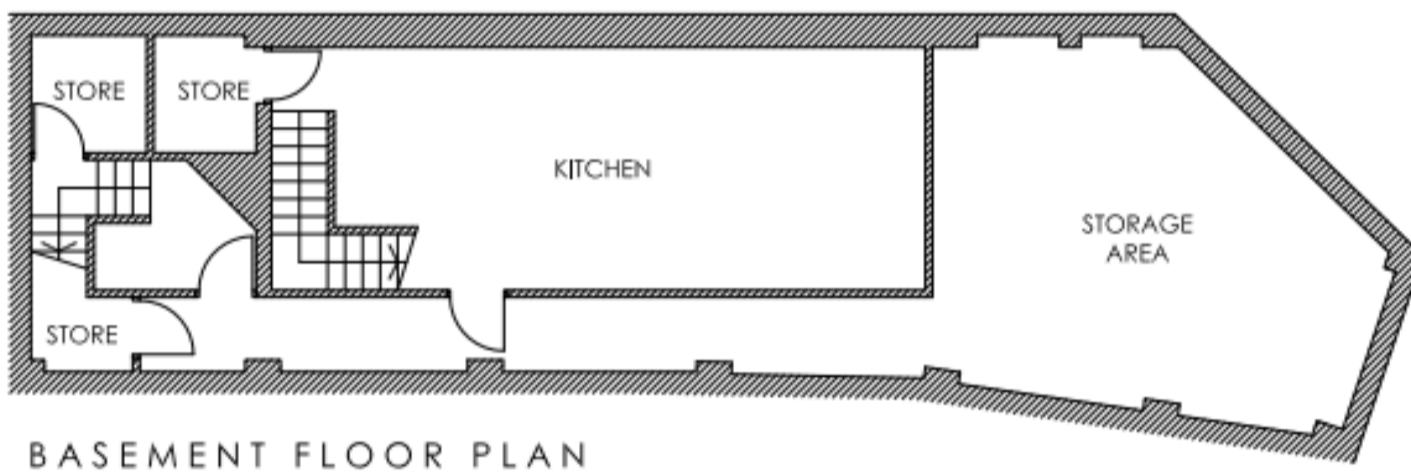
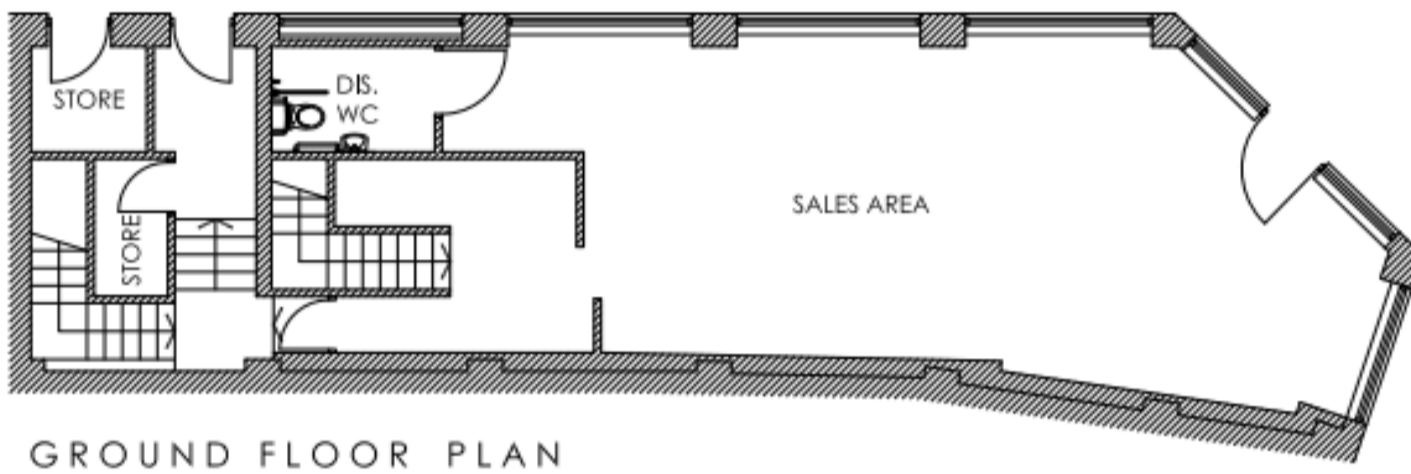
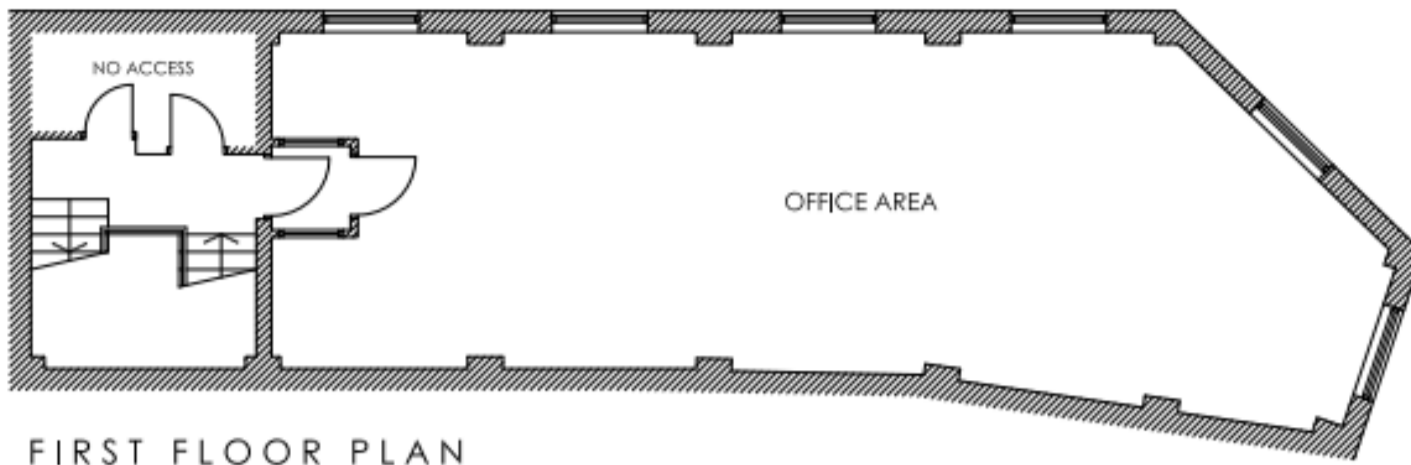
Accommodation:

- Attractive period brick building with return frontage and self-contained corner access
- Total accommodation extends to of 2,287 sq ft split over 3 floors and providing 82 covers.
- Basement comprises fitted commercial kitchen, customer toilets & ancillary storage
- Ground floor comprises entrance, large bar and sales area Disabled WC and open staircase up to First floor (24 covers)
- First floor comprises open plan sales area (58 covers)
- The unit has heating and cooling cassettes installed and The unit benefits from an electric shutter to entrance door and security shutters to the windows
- Exposed brickwork internally adds character



Internal images of former tenant fit out.

Indicative Floor Plans—NB current layout does differ slightly following former tenant fit out



Floor Areas / Accommodation Schedule

57-59 New Briggate	Area M ²	Area Ft ²
Ground Floor	66.1	711
First Floor	78.0	839
Basement	68.3	736
TOTAL	212.4	2,286



Terms:

The property is available TO LET by way of a new Effective Repairing and Insuring lease for a term of years to be agreed with the landlord.

Rent:

£45,000 pax

Service Charge:

The current service charge for the premises is £3,505.23 plus VAT per annum, payable quarterly in advance

Buildings Insurance:

The current premium for the premises is £1,625.00 plus VAT, paid annually in advance

Rates:

The rateable value 2023/2024 is £32,000

Planning:

The unit has planning for Class E

EPC:

Available upon request

VAT:

The property is elected to charge VAT



All Enquiries:

For further information or to arrange a viewing please contact:

Louise Larking:
Louise.Larking@fjltd.co.uk
 07814 478560

Jack Francis
Jack.Francis@fjltd.co.uk
 07745 739830



Misrepresentations Act: Details prepared May 2024

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

- (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