

Property Particulars

PRIME BUSINESS AND LEISURE DISTRICT 32 PARK ROW, LEEDS, LS1 5JD

On The Instructions of AEGON ASSET MANAGEMENT

Suitable for A1, A2 and A3 uses (A4 and A5 uses subject to planning consent)



LOCATION

This Grade II listed building faces onto Park Row at its junction with Russell Street in Leeds in a highly prominent corner position.

The premises are located on the prime Park Row and Greek Street bar and restaurant circuit amongst major office occupiers including **Pinsent Masons Solicitors, Deloitte, Colliers International** and **Lloyds Bank** and **HSBC** Leeds Head Offices.

The property is adjacent to **Wagamama** and opposite **Piccolino**. Other leisure operators in the vicinity include the recently opened **Jamie's Italian** and **Gaucha Grill**, along with **La Tasca, Henry's Café Bar, All Bar One, Living Room, Strada** and the **Slug & Lettuce**.

DESCRIPTION

The accommodation is currently configured over ground floor and basement levels, although the ground floor can be made available in isolation if required.

Basement storage rooms are currently available, however our client is investigating the feasibility of creating a 3,000 sqft (278 sqm) bar / restaurant unit in the basement.

The accommodation currently provides the following approximate floor areas:

- **Ground Floor: 1,090 sq ft (101)sq m gross internal area**
- **Basement Rooms: 500sqft (46.5 sqm) to 2000 sqft (186 sqm)**

Plans are available on request.

TERMS

The unit is available on a new effectively full repairing and insuring lease for a term of years to be agreed, incorporating 5 yearly rent reviews.

RENT

Ground floor in isolation - **£39,500 per annum exclusive** of rates, service charge (approximately £3,000 pa) and VAT. Basement ancillary accommodation is available at £5.00 per sq ft pax.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT.

RATING

We are informed by Leeds City Council's Business Rates Department that the rateable value of the ground floor unit is £28,750, resulting in rates payable of £11,902.50 for the 2010/2011 financial year.

VIEWING

Strictly by appointment.

Richard Shuttleworth or

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Lynn Pattison

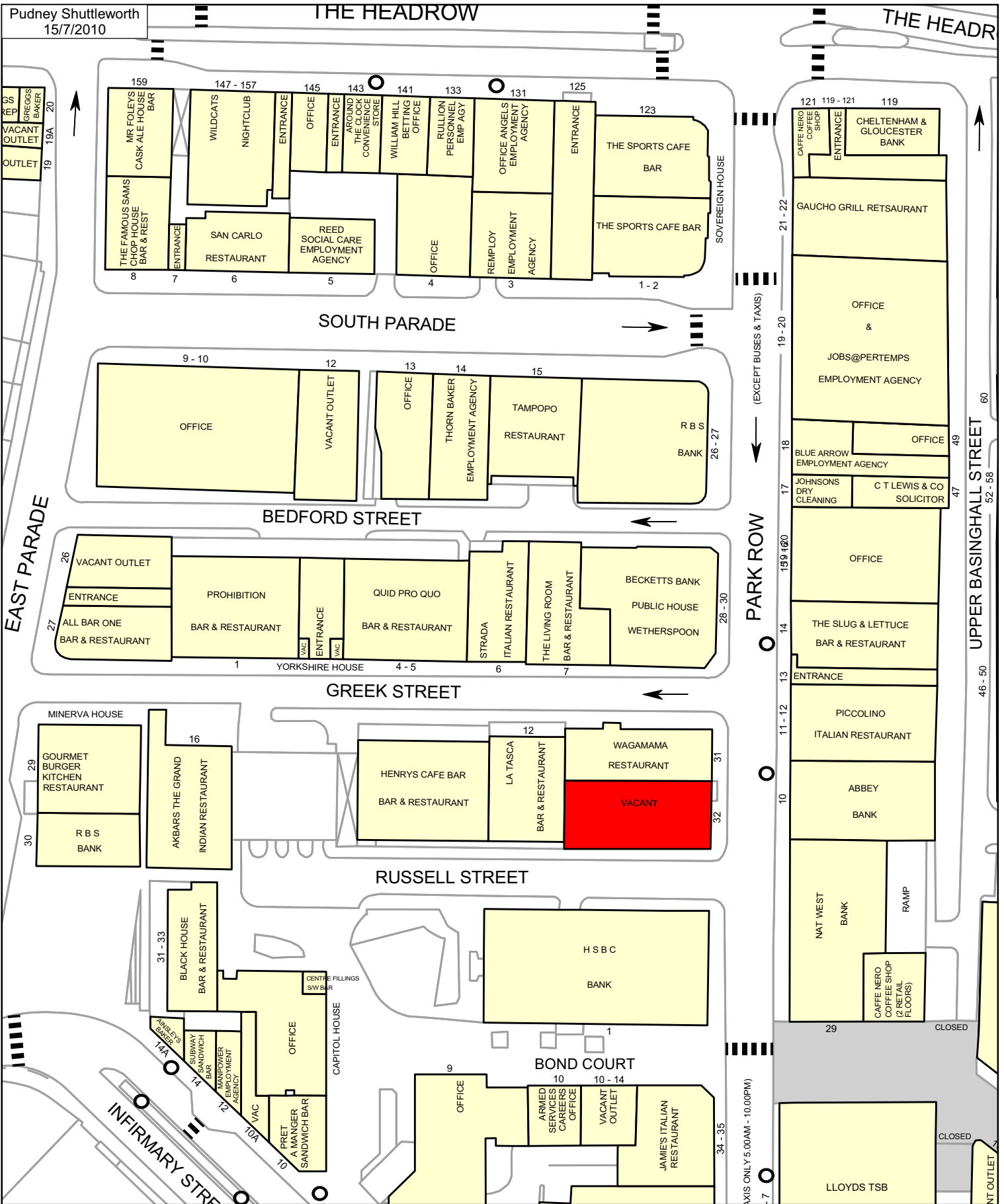
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SUBJECT TO CONTRACT

Details prepared August 2010

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AXIS ONLY 5.00AM - 10.00PM

(EXCEPT BUSES & TAXIS)

50 metres