

Property Particulars



**BAR/RESTAURANT
 TO LET
 INCENTIVES AVAILABLE**



Location

Unit 30 is situated in a stunning dockside location, a short distance walk from the City Centre and other operators including The Waterfront, Yum Yum, Oracle, Azucar and Brasserie forty 4.

Clarence Dock is the largest mixed use development in Leeds and is home to Pizza Express, Mumtaz and Yorkshire's largest casino, Alea. There are over 3,000 residents within 5 minute walk and a further 20,000 office workers on site and within a 10 minute walk.

Description

The unit is arranged over ground and first floor levels with extensive glazing and providing the following approximate floor areas:-

	<u>Imperial</u>	<u>Metric</u>
Ground Floor	2,893 sq ft	269 sq m
First Floor	3,158 sq ft	293 sq m

Lease

The unit is available immediately by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

Offers in the order of **£85,000** per annum exclusive.

Use

The premises benefit from A4 planning consent.

Rates

The premises have yet to be assessed and interested parties should seek further information from the relevant local authority.

Viewing

Strictly via prior appointment through joint sole agents:

**Richard Shuttleworth
 Gavin Rowlands**

**0113 3444 444
 020 7034 5483**

**rs@pudneyshuttleworth.co.uk
growlands@nashbond.co.uk**

SUBJECT TO CONTRACT

Details prepared October 2009

