

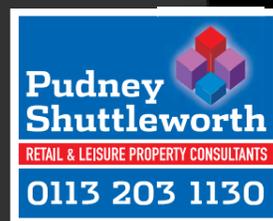
9 East Parade

Leeds, LS1 2AJ

a pioneering leisure development in an iconic listed building



Viewing by appointment through sole letting agents:



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Location

Located in the heart of Leeds city centre's thriving commercial and night-time leisure districts, the development creates a perfect link between the many surrounding bars and restaurants. The building is adjacent to popular Greek Street, which is home to Leeds' largest high end/high footfall venues such as Neighbourhood, The Alchemist and Manhatta.



The Vision

This is a one-of-a-kind flagship leisure opportunity set within a re-designed Grade II Listed building. The development is to be a mixed-use scheme, incorporating a prestigious nightclub to the lower ground floor and a bar/restaurant concept to the ground floor, with one of the largest external terraces in Leeds. All floors benefit from the latest licensing within the area at 3am.

Full colour changing LED lights, will instantly wow passers-by from Greek Street and set this iconic building apart, allowing for a change of mood to suit any occasion.

A modern curved glazed canopy further enhances the front façade, allowing separate access to the lower ground floor nightclub. The whole facade will be treated/sandblasted to restore the building to its former glory.

Demise to be provided to Developer's shell specification including all mains services.



Concept CGI of the bar/restaurant interior



Concept CGI of the bar/restaurant interior

Floor Plans

A indicative layout of the two floors included in the unit shows the proposed ground floor with a catwalk that is lit by a walkable skylight to the first floor terrace. Access to the terrace is via a grand staircase to a modern glazed entranceway to the terrace. The terrace has a proposed canopy with potential for booth seating, in addition to table covers.

A4 Use Class for a Casual Bar with Ancillary Food Element

Circa net 3825 sq. ft. Internal Ground Floor Bar/Restaurant with 1375 sq. ft. First Floor Terrace

**Plans shown are indicative of potential layout and theme and will be subject to planning/construction information. Prospective tenants should request current drawings. Area is not inclusive of the entrance and stairs to the first floor terrace, which also serve the office space on the upper floors.*



Indicative External First Floor Terrace GEA- 1370sqft



Indicative Ground Floor Plan GIA - 4100sqft

East Parade

The Terrace

Conceptual layouts show the Victorian-style orangery and booth seating with walkable skylight. A modern glazed entry box completes the stylish contrast of contemporary vs traditional aesthetic and the space includes many options for layouts and styles.

