

Partly Fitted Former Restaurant/Bar – To Let

Also suitable for a variety of uses

27 Wellington Street, Leeds, LS1 4EA

STAFF UNAWARE



Location

Prominently located on Wellington Street in the city centre, a short walk from Leeds train station. The unit is situated adjacent to Central Square, a 128,000 sq ft office building which is almost fully let and includes occupiers such as PWC, SKY, Link Market Services and BDO.

Neighbouring occupiers include Marks & Spencer Food Hall, Greggs, Café Nero, Shokupan, and many more.

Description

This partly fitted restaurant/bar benefits from corner frontage with an entrance onto Wellington Street. The unit is arranged over the ground floor and basement. Suitable for a restaurant / bar operator as well as a variety of uses.

Accommodation

The unit is arranged over two floors and provides approximate Gross Internal Areas of:

Ground Floor	1,204 sq ft (112 sqm)
Basement	4,517 sq ft (420 sqm)
Total	5,721 sq ft (531 sqm)

Planning & Licensing

The premises currently benefit from Use Class E and Sui Generis though may be suitable for other uses subject to planning. The unit also benefits from a midnight premises licence Monday to Sunday.

Terms

The unit is available for occupation on an effective full repairing and insuring basis for a term of years to be agreed at a rent of £55,000 pax.

Business Rates

The Valuation Office has assessed the unit having a Rateable Value of £47,500 from April 2023.

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

Legal Costs

Each party to be responsible for their legal costs in relation to this transaction.

Viewing

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Ground Floor



Basement

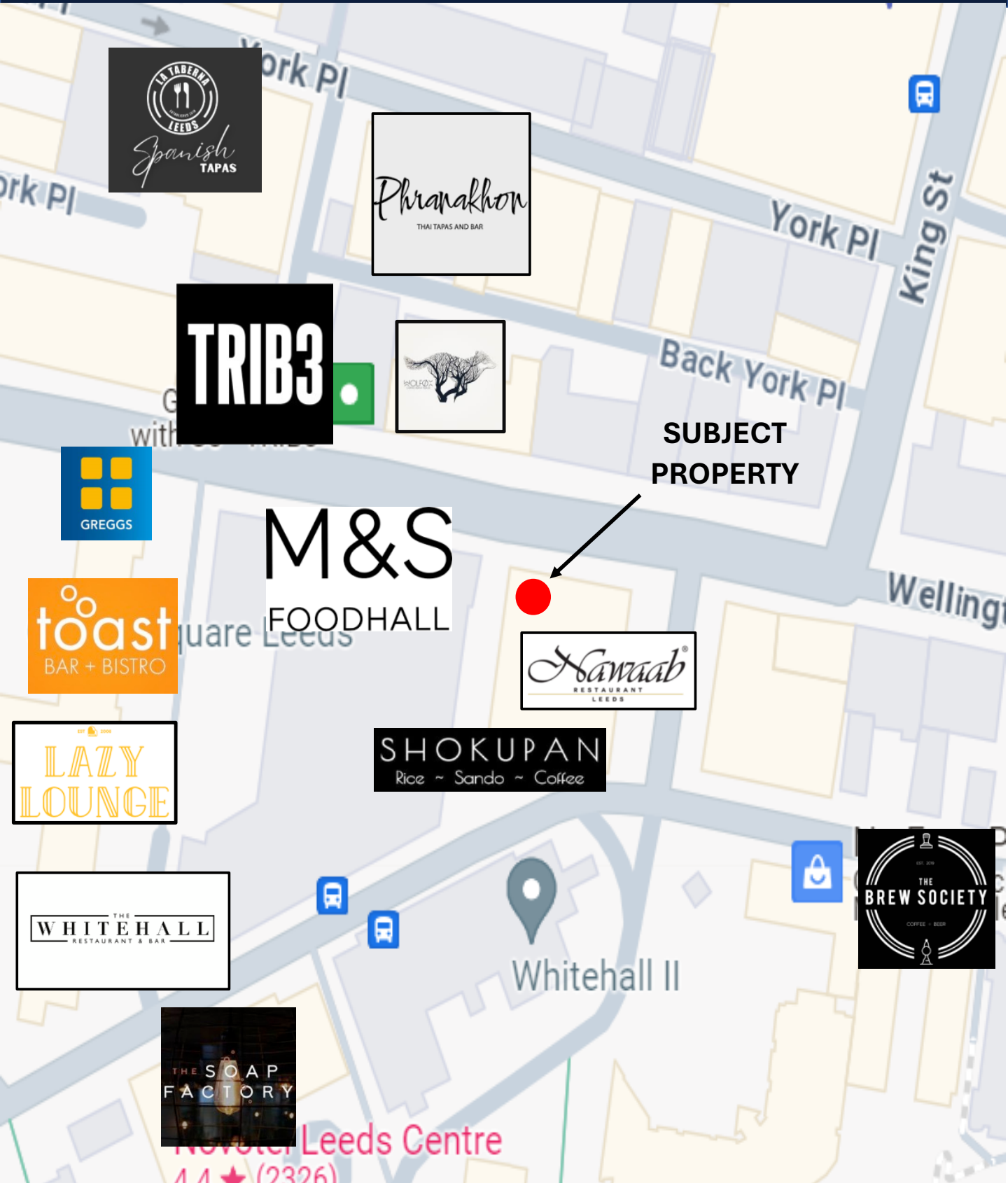
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