

LEEDS – Fully Fitted Leisure/Restaurant Opportunity – To Let

10 GREEK STREET, LEEDS, LS1 5RU



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Location

This former Gusto restaurant is situated in a 100% prime position on Greek Street, one of Leeds most vibrant and well-established locations. Renowned as a leading Food & Beverage hotspot in the city centre, Greek Street and the surrounding area has a variety of bars, restaurants and cocktail venues.

The neighbouring occupiers include both national and regional operators such as **The Lost & Found, All Bar One, Manhatta, Tattu, The Alchemist, Katie O'Brien's, Giggling Squid, Six by Nico and Be at One, among many others.**

Description

This fully fitted restaurant offers a rare opportunity to secure a prime unit in Leeds City Centre. There is scope for an extensive **25m wide** external seating area directly fronting the unit, subject to securing a pavement licence from Leeds City Council.

Accommodation

The unit is situated over two levels and provides a Gross Internal Area (GIA) of:

Ground floor 4,899 sq ft

Lower Ground 2,130 sq ft

Total 7,029 sq ft

Planning & Licence

The premises currently benefit from Use Class E. The property benefits from a protected premises licence.

Terms

The unit is available for occupation on an effective Full Repairing and Insuring Basis for a term of years to be agreed.

Rent on application.

Business Rates

Rateable Value of £132,000.

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 own legal costs in relation to this transaction.

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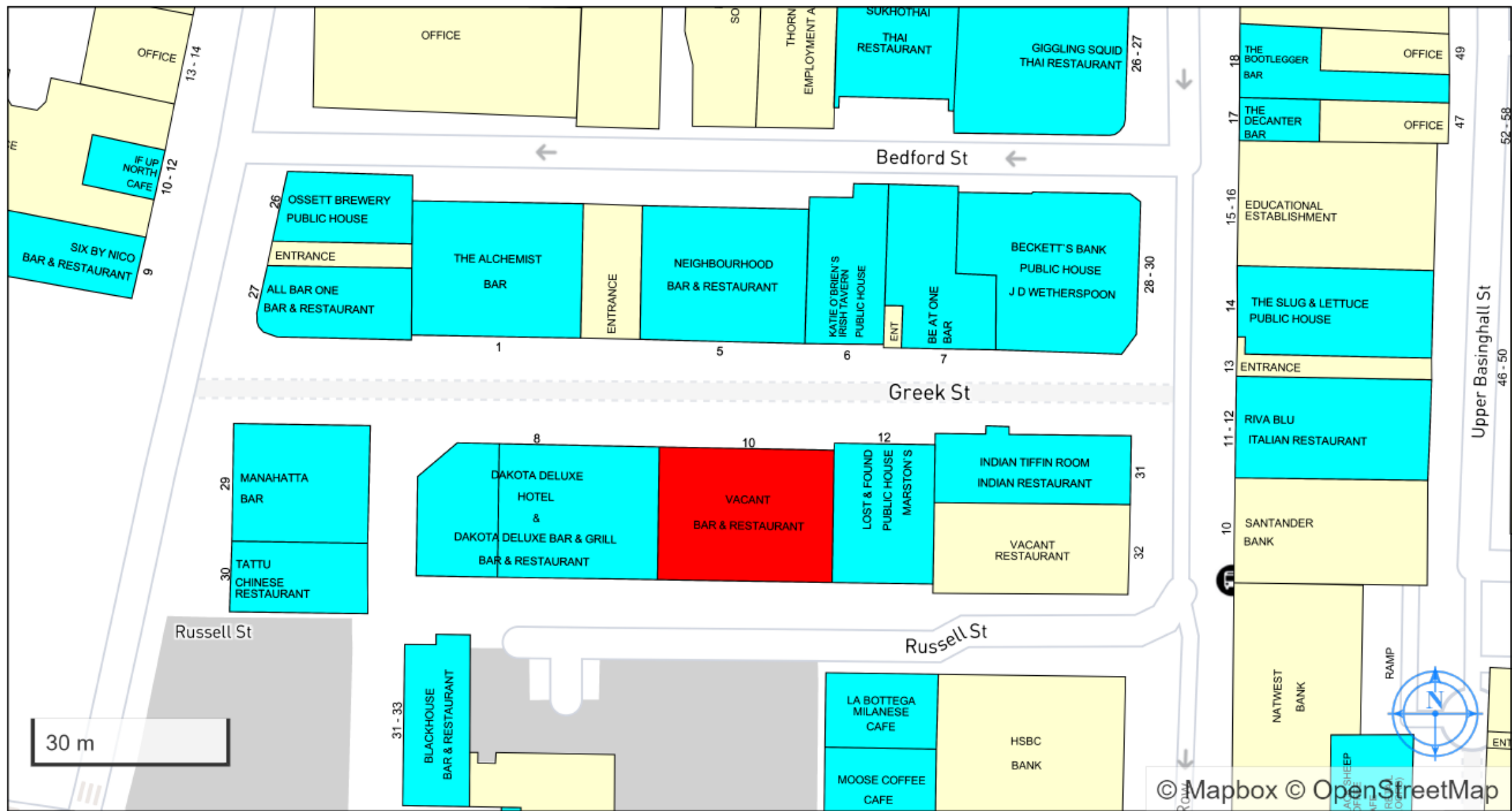
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FURTHER INFORMATION:

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