

Upper Ground Floor 23 Great George Street, Leeds, LS1 3AL



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Partly Fitted Leisure Opportunity – To Let

Upper Ground Floor 23 Great George Street, Leeds, LS1 3AL

Location

A prominent leisure unit located on Great George Street, a short distance from Millennium Square which hosts numerous events including live concerts, festivals, Christmas markets and parades.

It is also located a short 2-minute walk from The Headrow and The Light scheme, with occupiers including Vue Cinema, Junkyard Golf, Roxy Lanes and Turtle Bay.

Other nearby leisure operators include **A Nation of Shopkeepers, Pixel Bar, Northern Market, Be at One, The Glee Club, and Tavernaki Bistro.**

Description

The upper ground floor leisure unit is suitable for a variety of uses within Class E and is to be provided partly fitted.

The rear seating area benefits from fully glazed windows, allowing plenty of natural light into the unit.

Accommodation

The unit is situated on the upper ground floor and provides a total area of 5,155 sq ft.

Planning & Licence

The premises currently benefit from Use Class E. It also benefits from a protected 6:30am 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 at a rent of £62,500 pax.

Business Rates

Rateable Value is £70,000.

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.

Misrepresentation Act. The particulars in this brochure have been produced in good faith, are set out as a general guide and accuracy cannot be guaranteed. They do not constitute the whole or part of any contract. All liability, in negligence or other-wise, arising from the use of the particulars is hereby excluded. **SUBJECT TO CONTRACT.** **AML** - Pudney Shuttleworth are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2022 and are supervised by HM Revenue and Customs. We require to identify who is selling to letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed. August 2025

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