

LEEDS Bar/Restaurant Unit (Other Uses Considered) - To Let

SUBJECT TO VACANT POSSESSION

Former Brewdog - Crispin Lofts, New York Road, Leeds, LS2 7PF



Location

The property occupies a highly prominent position at the junction of North Street and New York Road, offering direct access to the A64(M). It is located within walking distance of the popular Merrion Street leisure district and Briggate, Leeds City Centre's prime retail pitch.

Description

The unit is arranged over ground floor and basement. The ground floor benefits from an open plan trading area with fantastic natural light. It has a fitted bar, kitchen, disabled WC as well as approximately 70 covers. The basement can be (and has been) used as an additional trading area. The unit is suitable for a variety of uses within Class E, or Sui Generis bar use.

Accommodation

The unit has a total Gross Internal Area of 4,241 sq ft, divided broadly equally over two levels.

Video

GF - <https://youtu.be/j2SFvcmaiYE>

Basement - <https://youtu.be/o4eUNk8JwQ>

Terms

The unit is available for occupation on an effective full repairing and insuring basis for a term to be agreed at a rent of £38,750 pax.

Business Rates

The Valuation Office has assessed the unit having a Rateable Value of £29,750 from April 2026.

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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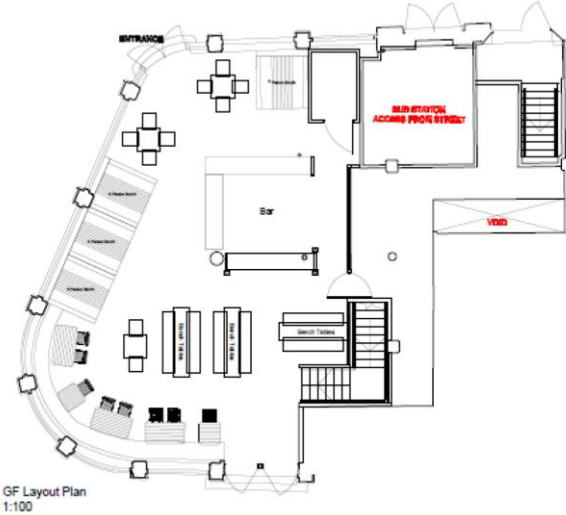
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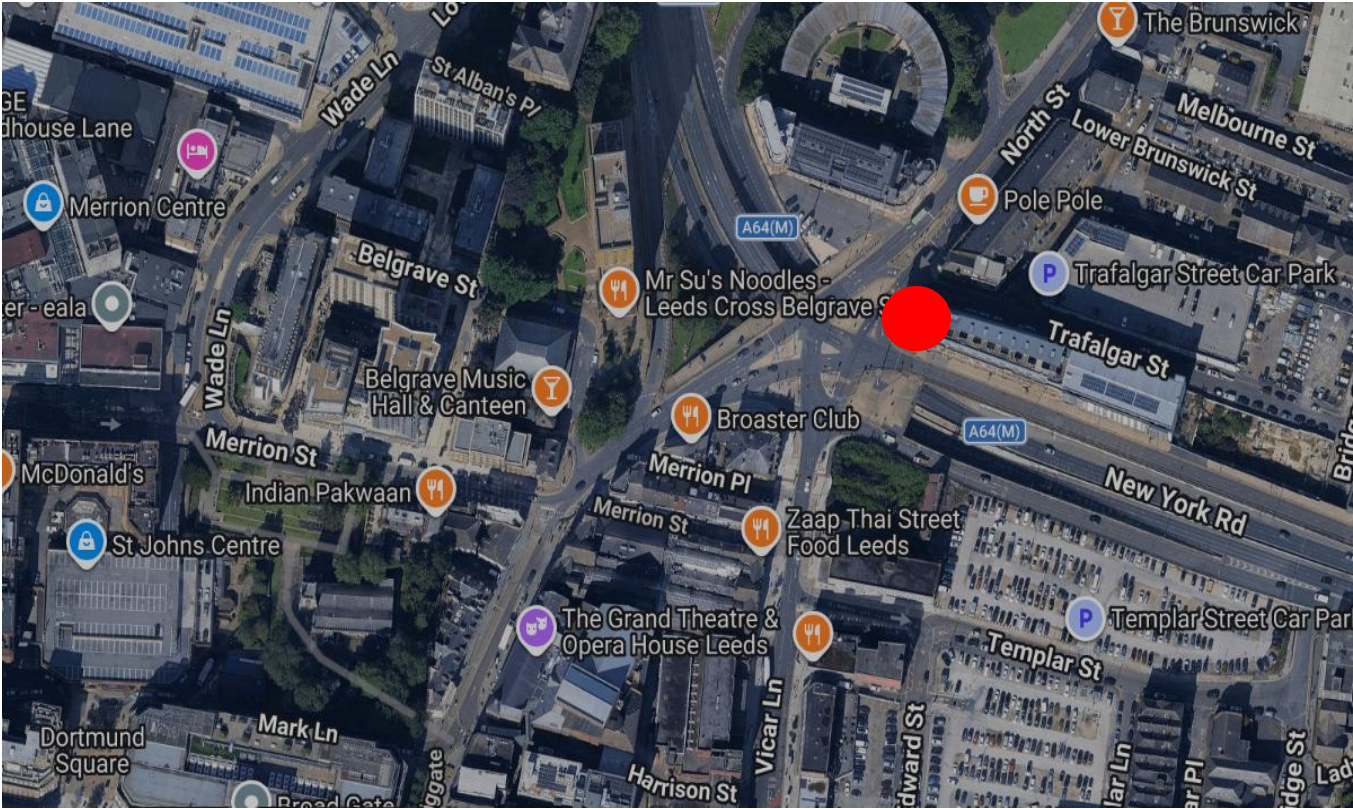
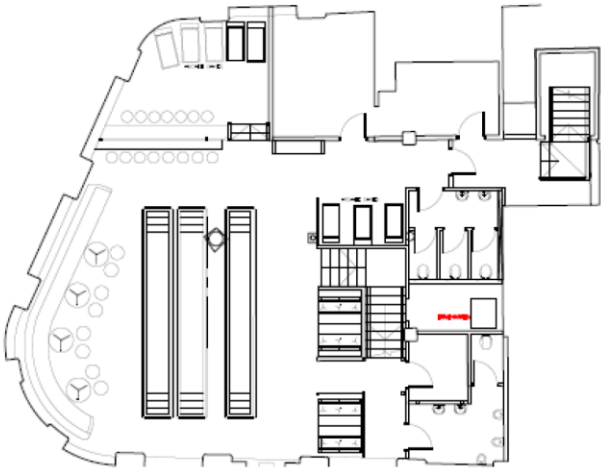
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Ground Floor



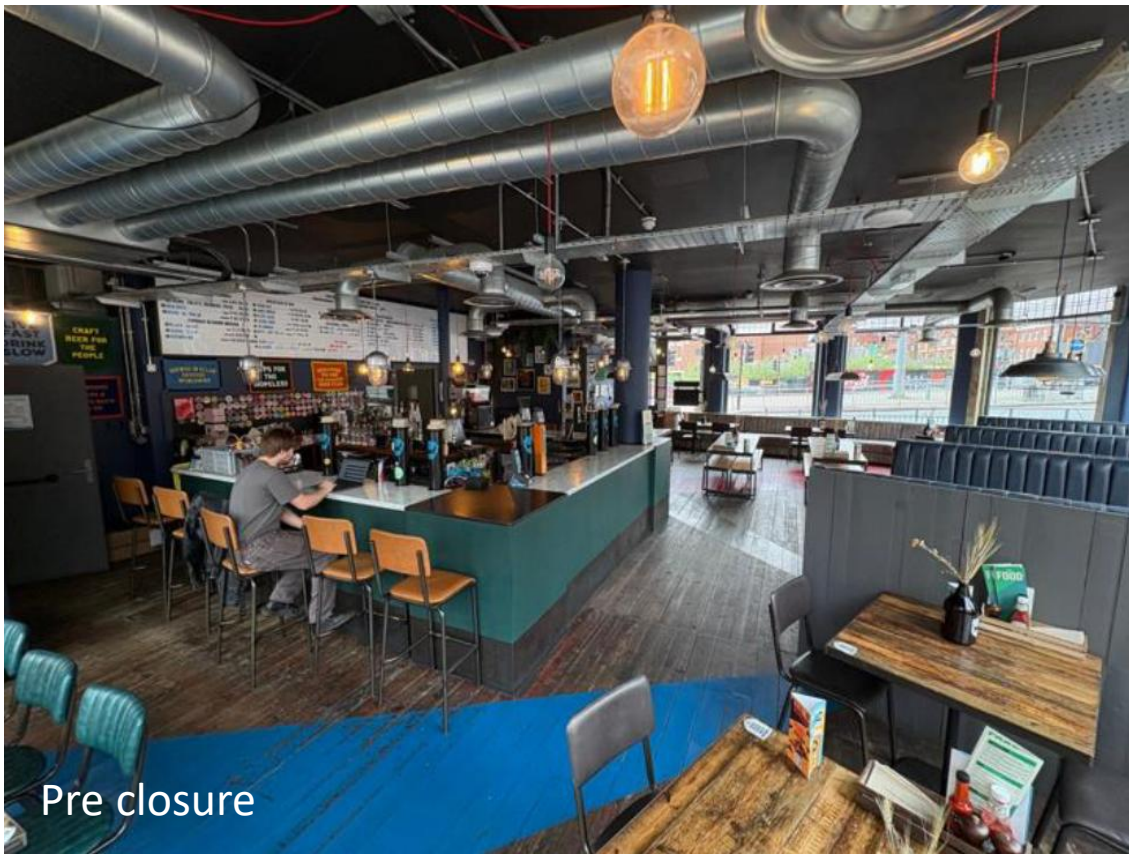
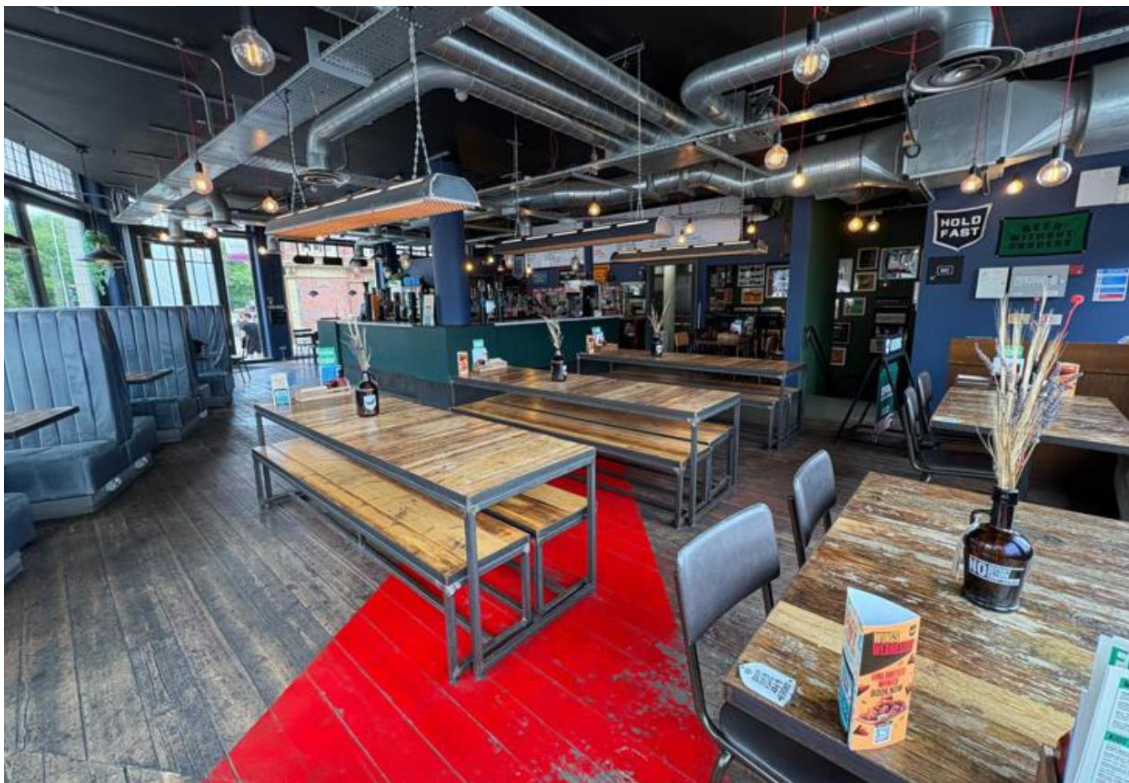
Basement



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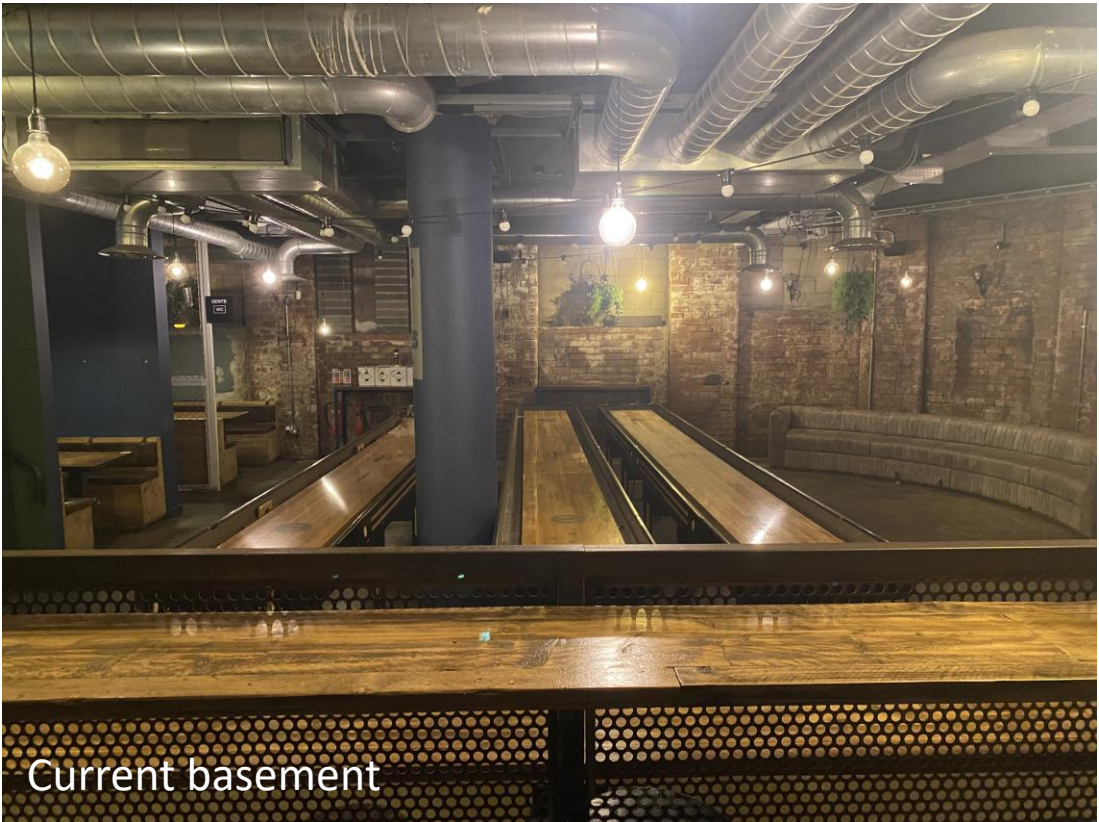
Pre closure

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Current basement

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