

**Confidential
Staff Unaware**

FOR SALE PRIME LEEDS CITY CENTRE LEISURE UNIT
(with further development potential)



Boundary for identification purposes only.

3 ALBION PLACE LEEDS

LS1 6JL

STUNNING GRADE II* LISTED PROPERTY IN THE HEART OF LEEDS' RETAIL & LEISURE CORE

The Albion Place Leeds Lost & Found is a beautifully fitted Victorian property in a prime city centre location. Formerly a private members' club for over 150 years, the property was then sympathetically refitted as an upscale restaurant and bar with extensive south-facing external seating to pedestrianised Albion Place.



Main Entrance



Ground Floor Front Bar

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DESCRIPTION

The property comprises a stunning Grade II* listed building in the centre of Leeds, built in 1820, initially as a residence for the son and grandson of William Hey, a distinguished surgeon, then converted to the Leeds Gentlemen's Club in 1849.

The property is currently operated as an upmarket restaurant and bar over basement, ground and first floors. The second and third floors are currently unused and provide significant development potential.

The layout of the building allows for a variety of very different rooms, with Marston's having capitalised on this with the Main Bar, Lounge Bar, Groom Room, Board Room and Secret Bar, all offering different but complementary environments. This is therefore an opportunity to create a flagship operation and a significant destination in central Leeds.

We are informed the approximate gross internal areas are as follows:

- Ground - 5,046 sq ft
- First - 4,424 sq ft
- Basement - 4,688 sq ft
- Second - 1,374 sq ft
- Third - 767 sq ft
- TOTAL - 16,299 sq ft

The premises can be left fitted, minus any movable fixtures and fittings if required.



Secret Rear Bar Ground Floor

For additional photographs, please see <https://the-lostandfound.co.uk/restaurant/leeds-club>

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Private Dining Room



Main Staircase from Ground to First Floor



Ground Floor Front Bar

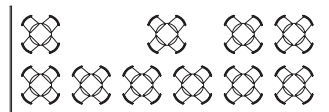
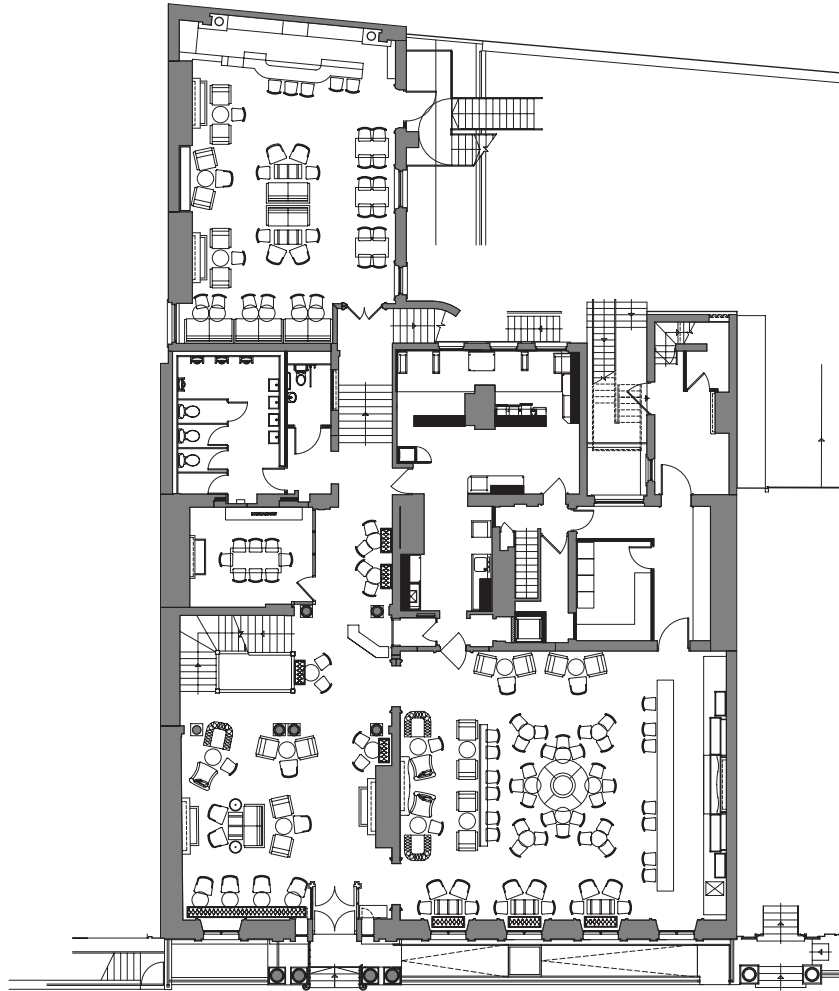
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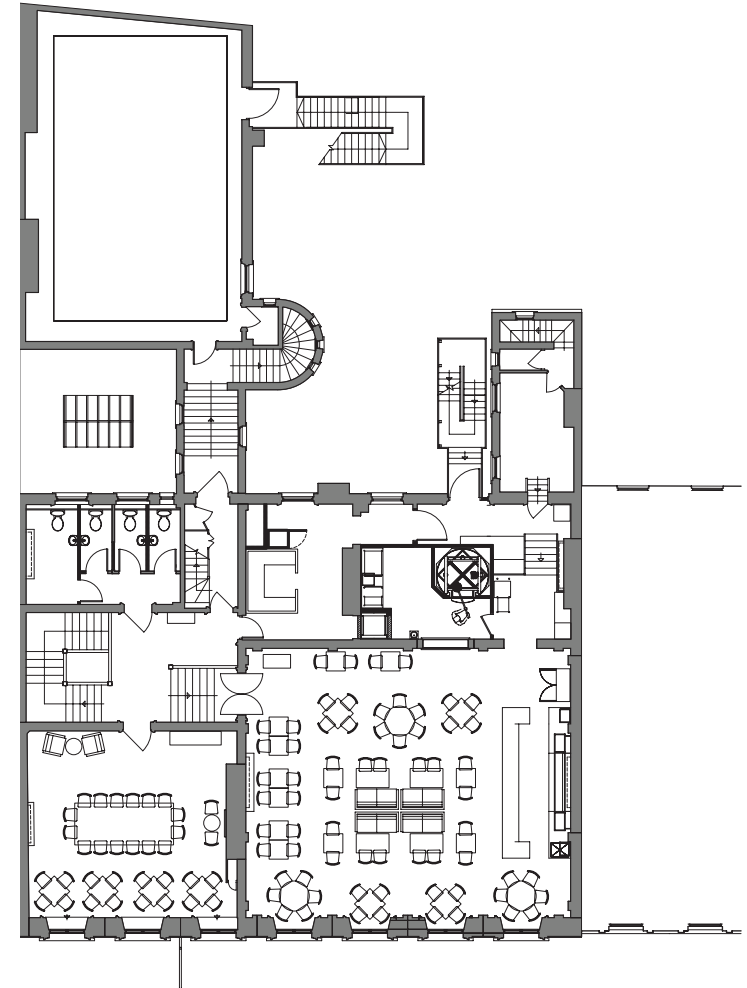


Main Entrance

GROUND FLOOR PLAN



FIRST FLOOR PLAN



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LOCATION

Leeds is one of the top five retail destinations to visit in the UK and the biggest financial and legal centre outside of London.

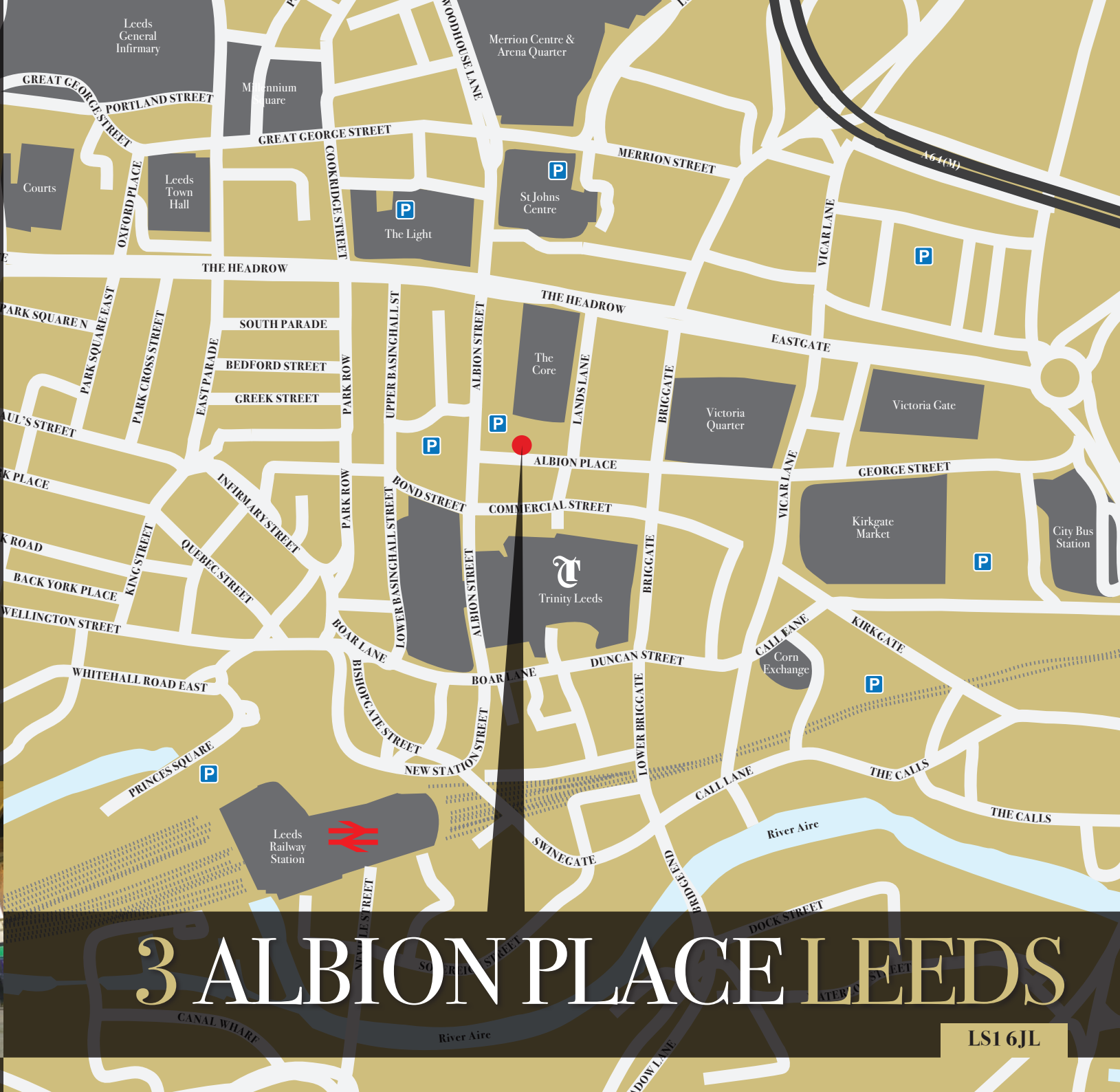
Albion Place has become one of Leeds' main leisure and retail thoroughfares, with neighbouring leisure operators including Bill's, Flat Iron, The New Conservatory and Pizza Express. The Lost and Found is close to Albion Place's junction with Albion Street – the main pedestrian route from Leeds train station to the First Direct Leeds Arena. The main entrance to the 18 storey Pinnacle office development is also at this junction.

Leeds Railway Station, 5 minutes' walk to the south, is one of the busiest in the country and runs regular services to London Kings Cross, with the fastest journey time of 2 hours. Leeds Bradford Airport lies just 8 miles to the north-west of the city centre, providing national and international flights to over 75 destinations.

Just around the corner on Albion Street, Q Parks operates a 343 space car park including EV charging provision.



Leeds Train Station



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Trinity Leeds



Briggate



King Edward Street



Victoria Quarter



Leeds Arena



Victoria Gate



LEEDS RETAIL MARKET

Leeds is the 4th ranked retail centre in the UK, with over 3.5 million sq ft of retail and leisure space. The prime retail pitch is focused around the two main shopping centres; Trinity Leeds and Victoria Quarter / Victoria Gate, both of which are strongly supported by Albion Place and Lands Lane.

The Victoria Quarter provides three covered malls within a high-quality environment aimed towards luxury retailers and restaurant operators. Key tenants include Harvey Nichols, The Ivy, Ivy Asia, Cut & Craft, Rolex, Anthropologie and a 210,000 sq ft John Lewis store.

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First Floor Bar Restaurant

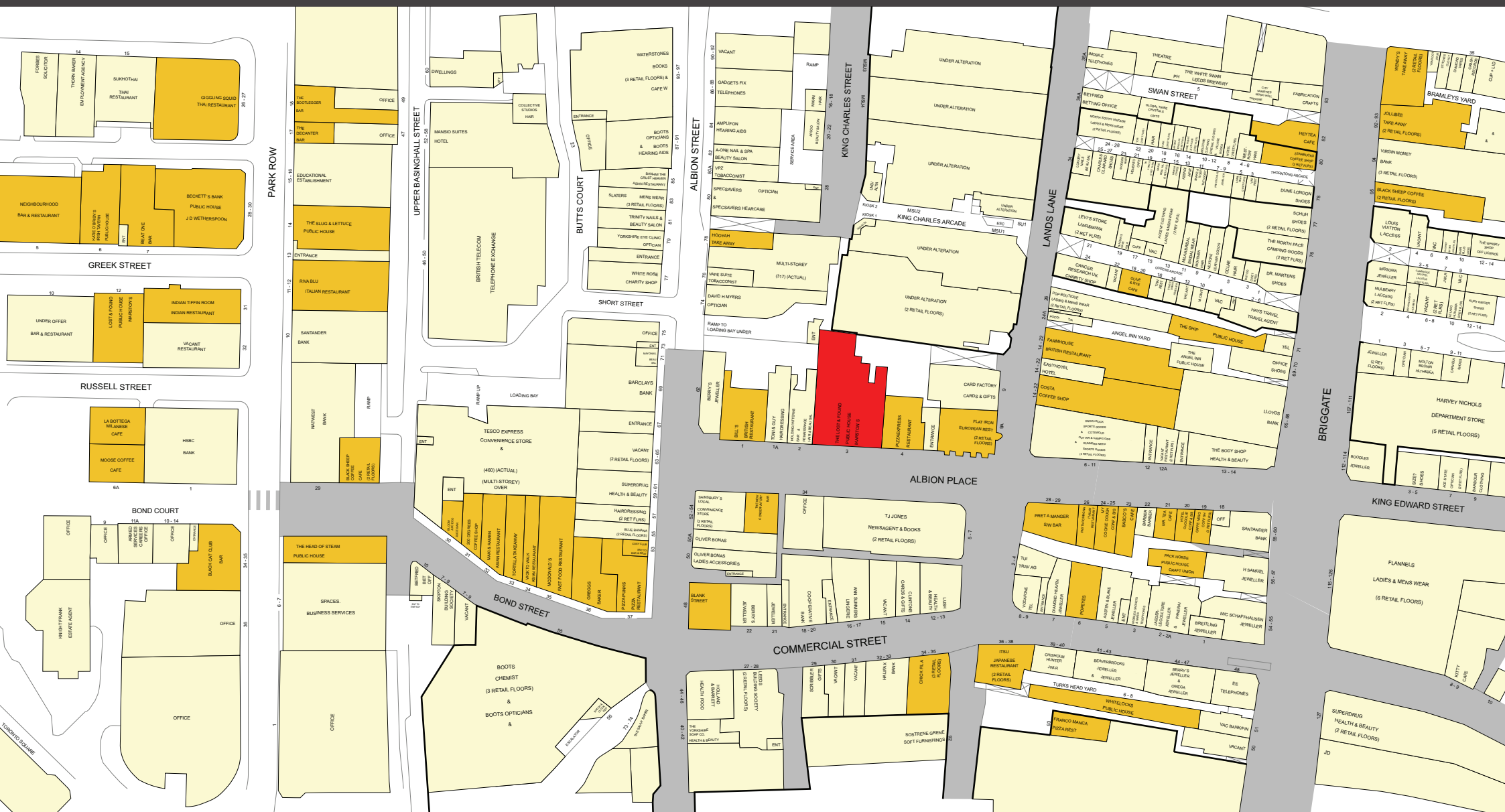
DEMOGRAPHICS

Leeds has a primary catchment population of 1,450,000, in excess of that which you would expect for a Major City (Promis). An impressive 665,000 people consider Leeds to be their main shopping destination, showing the dominance of the centre. The population is boosted by the 75,000 full time higher education students in the city.

Expenditure is boosted by tourism with Leeds receiving 25 million day visitors per annum, generating circa £2billion of expenditure per annum.

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FURTHER INFORMATION

PRICE

Upon application.

TENURE

Freehold with Vacant Possession.

PLANNING AND LICENSING

The unit benefits from Class E (restaurant) and Sui Generis (Bar) planning consent. The Premises Licence permits trading until 2am 7 days a week.

LEGAL COSTS

Each party to bear their own legal costs in respect of the transaction.

RATES

The rating assessment from April 2023 is £252,500.

VAT

The property is elected for VAT which will be payable on the purchase price.

EPC

Available on request.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Pudney Shuttleworth on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Pudney Shuttleworth has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is March 2026.

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CONTACT

Richard Shuttleworth

Mob: 07747 008458

rs@pudneyshuttleworth.co.uk

Will Hepplewhite

Mob: 07846 006790

wh@pudneyshuttleworth.co.uk

Miriam Hughes

Mob: 07470 862042

mh@pudneyshuttleworth.co.uk



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