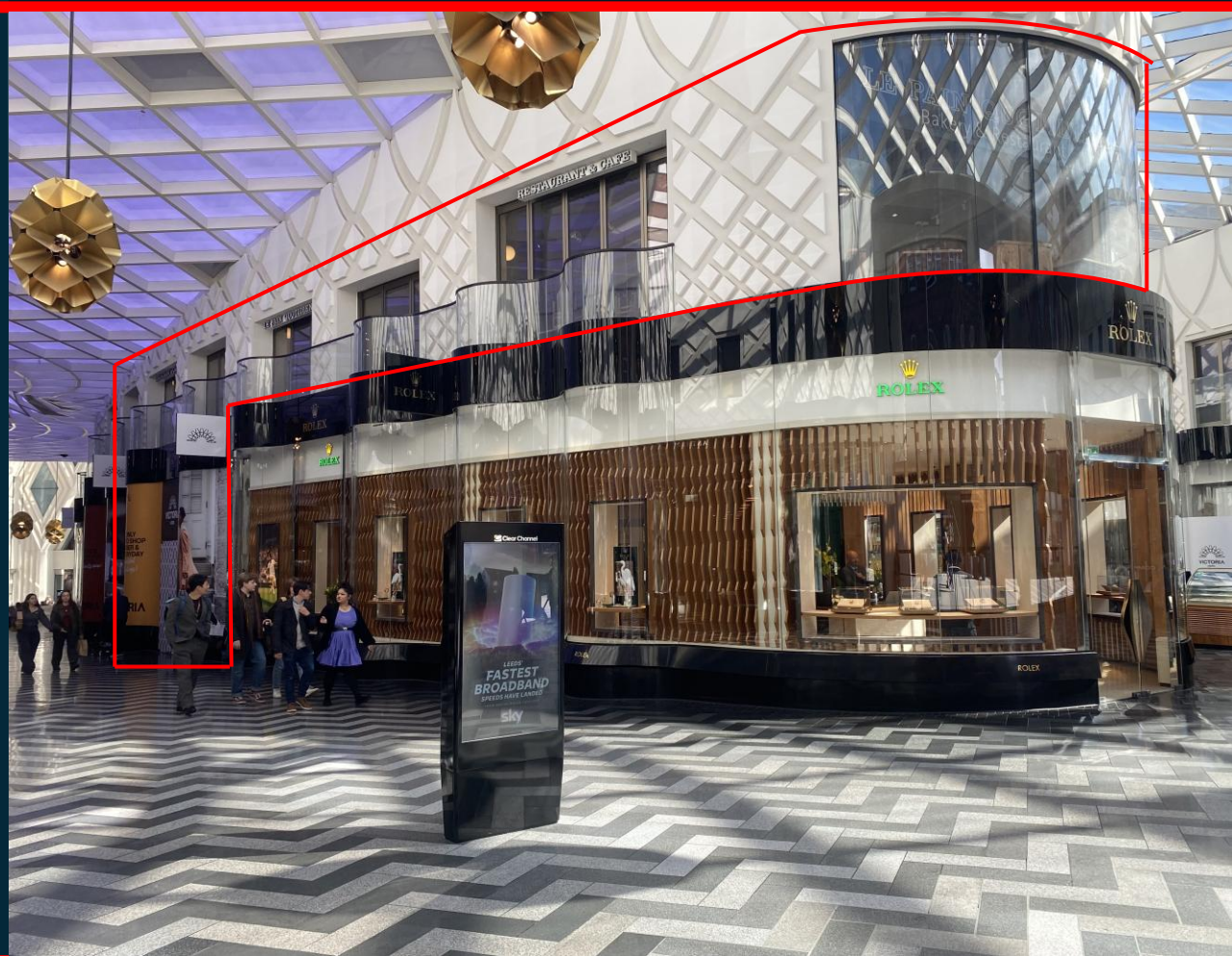


Fully Fitted Restaurant Opportunity – To Let

Unit C16/17, Victoria Gate, Leeds



Pre-Closure

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Location

This property is situated in a prime position, highly visible from the main entrance into Victoria Gate, being one half of Victoria Leeds, the city's premium shopping and leisure destination.

Retailers include **Rolex, The White Company, John Lewis, Anthropologie, COS, Phase Eight**, and many more. Leisure occupiers include **Uyare, Habbibi, Caffè Concerto, Boom Battle Bar and the 50,000 sqft Victoria Gate Super Casino**. Directly opposite Victoria Gate are **The Ivy, Ivy Asia and The Cut & Craft**, with **Dishoom** opening in 2026.

Annual footfall is circa 8.2 million and Victoria Gate also benefits from an 800+ space car park.

Description

This is a very impressive fully fitted restaurant, located above the Rolex store. The space is fully glazed to all elevations with bi-fold doors and scope for external ground floor mall seating, subject to landlord's consent.

Planning

The premises currently benefit from Use Class E.

Accommodation

The unit is configured over two levels and provides approximate GIA's of:
Ground Floor 1,033 sq ft
First Floor 4,200 sq ft

Total 5,233 sq ft **Video –** <https://youtu.be/qoXUzLLh8lc>

Terms

The unit is available on an effective Full Repairing and Insuring basis at a base rent of £82,500 pax, plus a turnover related top up to be agreed.

Business Rates

The VOA website states the restaurant as having a rateable value of £120,000, resulting in rates payable of Rates payable £66,000 pa based upon the £0.55 2025/25 multiplier (less any current Government subsidy).

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise.

Legal Costs

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

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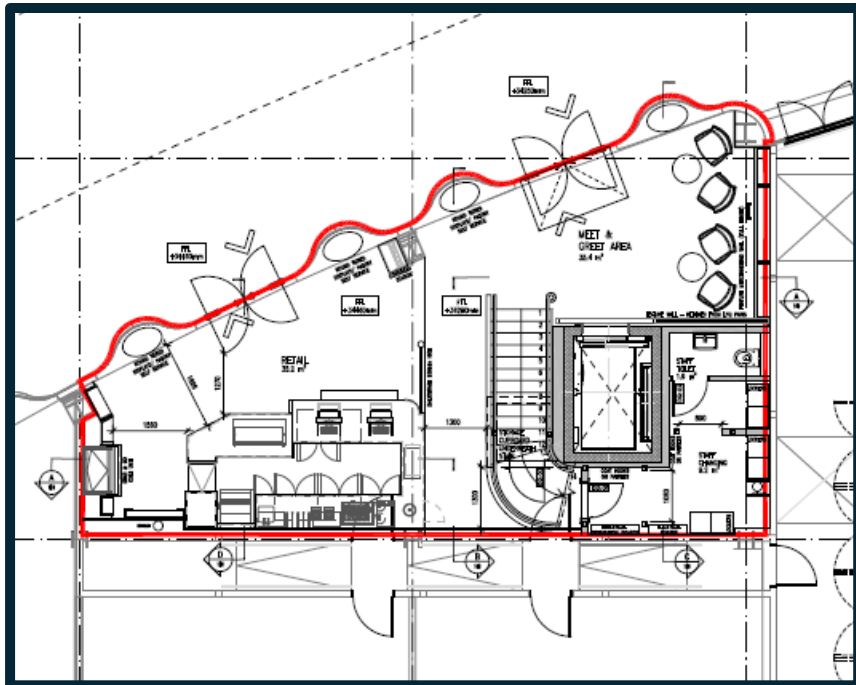
Unit C16/17, Victoria Gate, Leeds (Shaded in red below)



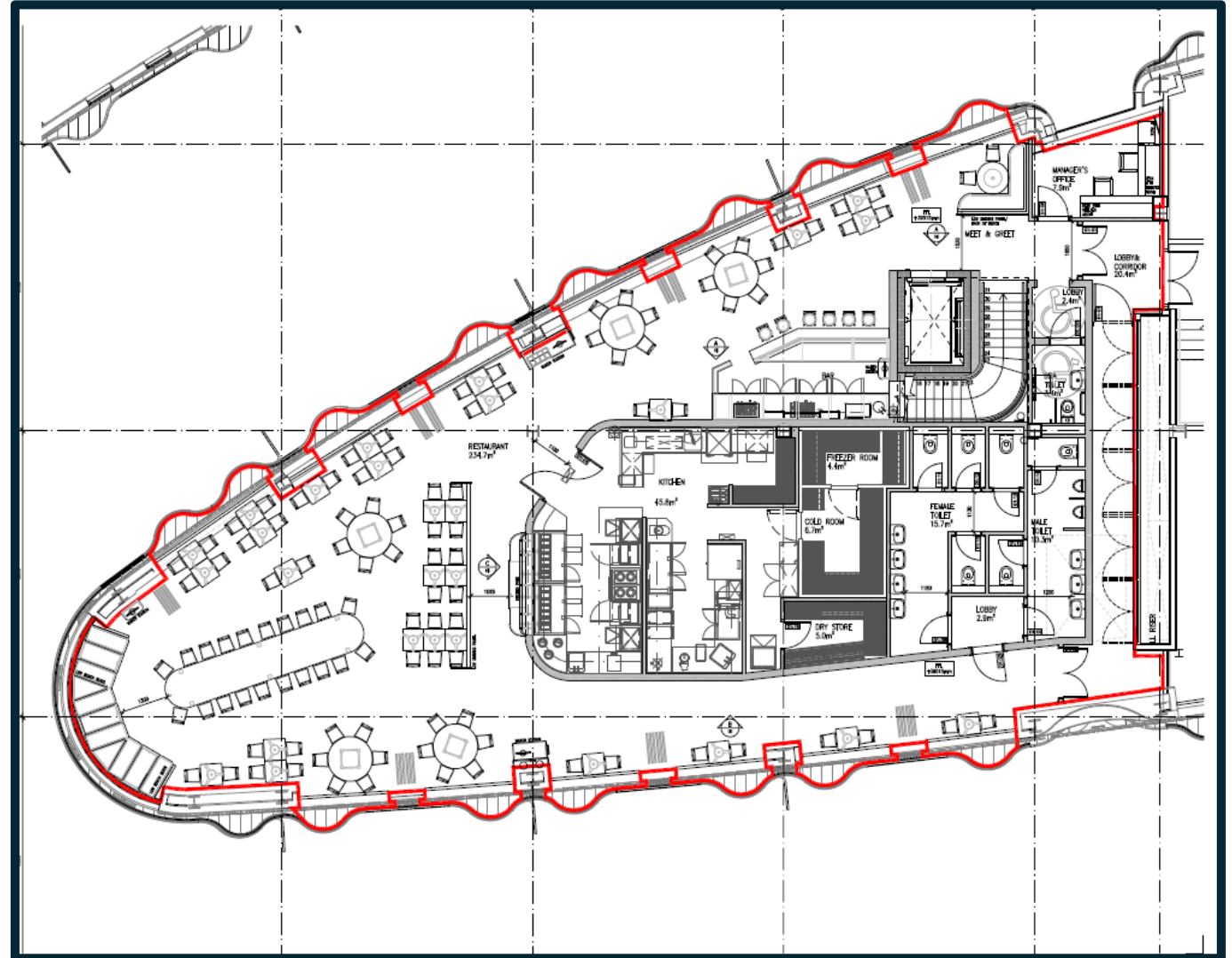
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Ground floor



First floor



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FURTHER INFORMATION:

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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 otherwise, 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. September 2025