

Leeds City Centre - Partly Fitted Leisure Opportunity – To Let Subject to Vacant Possession



3 Cloth Hall Street, Leeds, LS1 2HD

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Location

The unit is prominently located on Cloth Hall Street, a short distance from Call Lane, a vibrant leisure circuit in Leeds City Centre, known for its high concentration of independent bars, live music venues and restaurants. Leeds Corn Exchange, a stunning Grade I Listed Victorian building, including 35 independent retailers is directly opposite.

<https://www.leedscornexchange.co.uk/shops>

Neighbouring F & B / Leisure operators include **Oporto, Roland's, Jake's Bar, Call Lane Social, Pieminister, and White Cloth Hall**, an all-day food and drink hall.

Description & Planning

The unit is partly fitted and suitable for a variety of uses within Class E. (Sui Generis bar use may also be considered, subject to planning).

Accommodation

The unit is configured all at ground floor and provides a Gross Internal Area of approximately 5,000 sq ft. There is scope for external seating subject to obtaining a pavement licence from the Council.

Terms

The current Tenant has entered into a Restructuring Plan which grants the Landlord an option to terminate the Lease. Subject to the Landlord exercising that option, the unit will be available for occupation on an effective Full Repairing and Insuring Basis for a term of years to be agreed at a rent of £95,000 pax.

Business Rates

The Rateable Value from April 2026 is £93,000.

VAT

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

Contact

For further information, please contact:

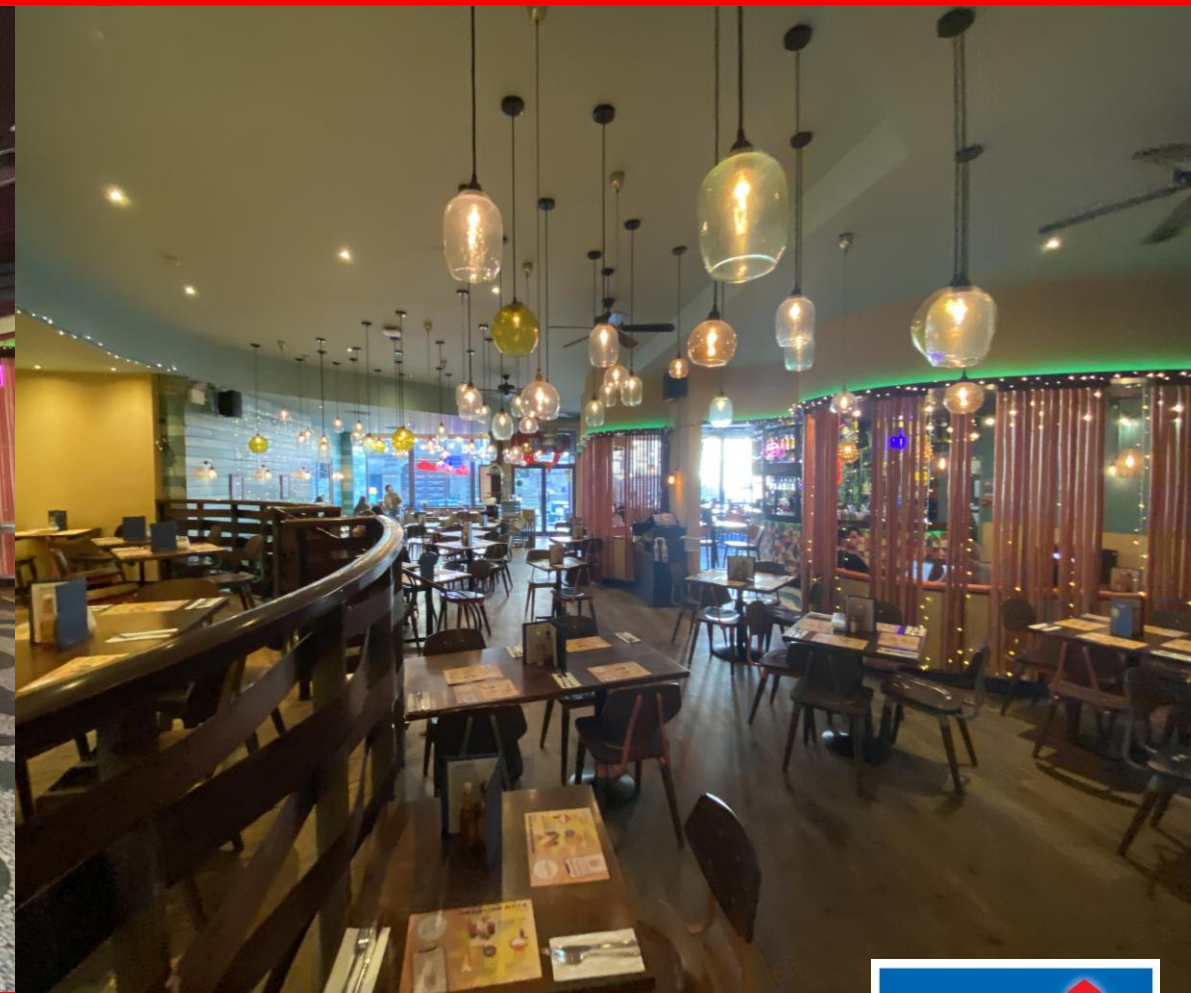
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