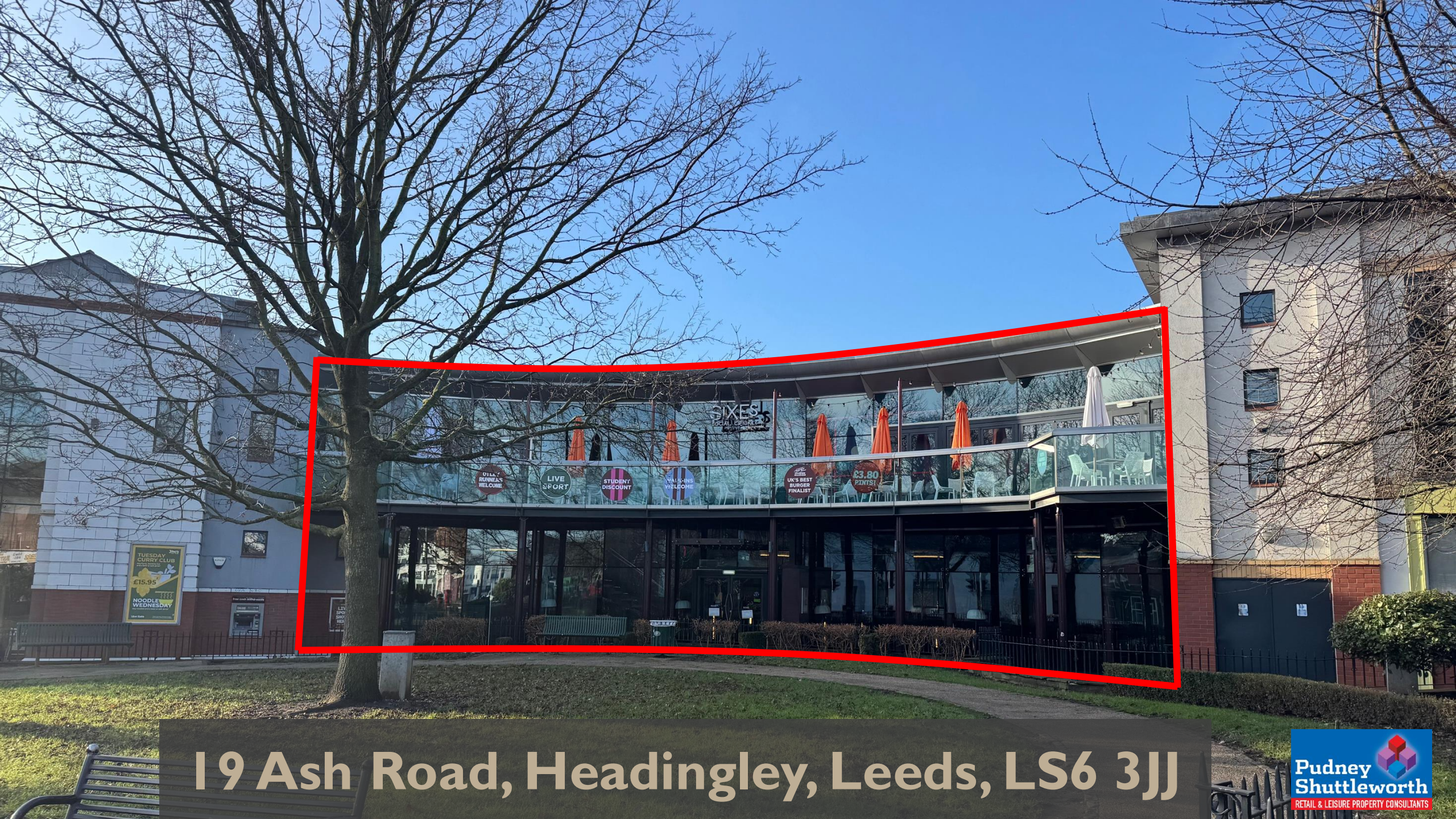

19 Ash Road, Headingley, Leeds, LS6 3JJ

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Fitted Bar/Restaurant

Benefiting from an extremely high quality fit out with two roof terraces and bars on both ground and first floors.

Established Location

Situated in the heart of Headingley which is a busy and affluent suburb of Leeds popular with families, young professionals and students.

Occupiers in the surrounding area include Rudy's Pizza, Head of Steam, Headingley Taps, Box, Fat Hippo and many more.

Will Hepplewhite
wh@pudneyshuttleworth.co.uk
07846 006790

Richard Shuttleworth
rs@pudneyshuttleworth.co.uk
07747 008458

Miriam Hughes
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07470 862042

Architecturally Significant

An award-winning building for its architectural significance in Headingley. The building has a unique curved and fully glazed frontage.

Planning & Licensing

Currently operating under Use Class E, but suitable for other uses subject to planning.

The premises benefits from a 01.00am license every day of the week.

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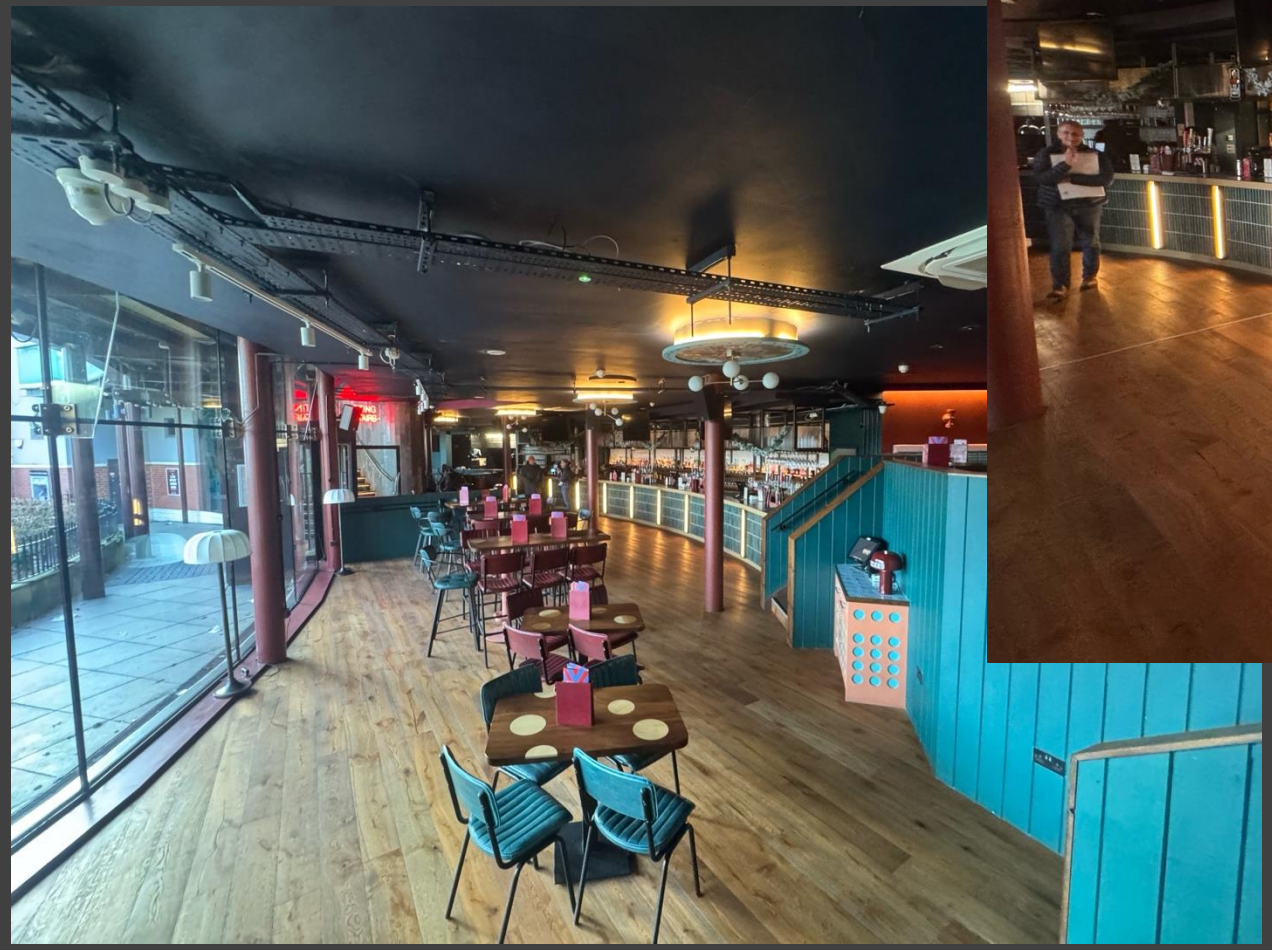

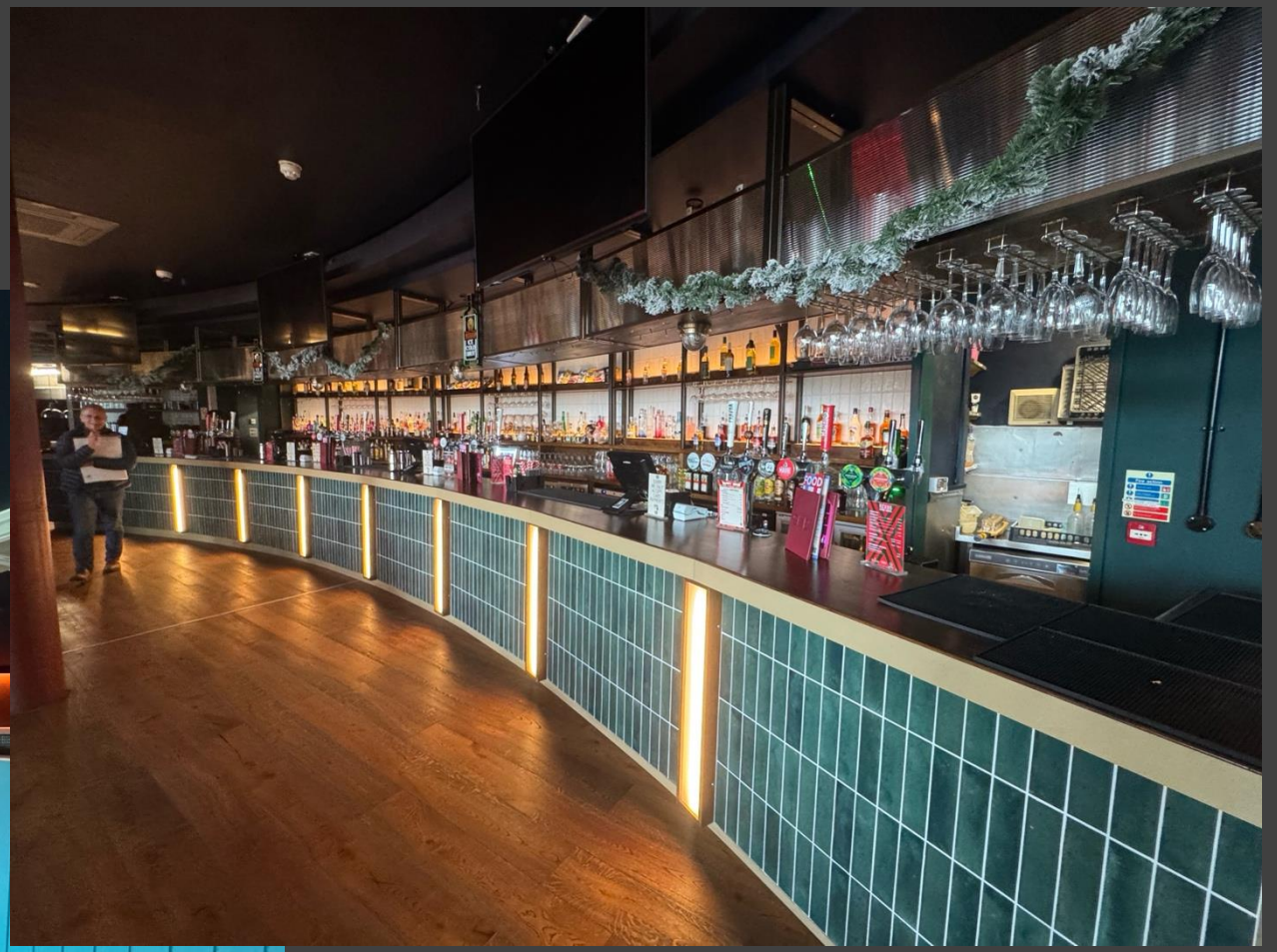

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Lease Terms

Available on a new FRI lease for a term to be agreed. Rent on application. Any reference to rent is deemed to be exclusive of VAT. Each party to be responsible for their legal costs.

Accommodation

Ground Floor 4,941 sq ft (459 sqm)
First Floor 4,133 sq ft (384 sqm)
Benefits from 2 additional roof terraces

NB. We are able to split the unit on a floor by floor basis, or split the ground floor into two smaller units of c.2,400 sq ft each.

Service Charge

Currently running at approximately £3,000 pa.

Rateable Value

From April 2026 the Rateable Value will be £144,000.

Contact

For further information, please contact:

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wh@pudneyshuttleworth.co.uk
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