

**DUAL FRONTAGE RESTAURANT OPPORTUNITY  
CLOSE TO LEEDS CITY SQUARE**

**9,375 SQ FT (871 SQ M)  
COULD SUBDIVIDE**

**17  
LEEDS  
LS1 4DL**



PHOTO OF EXISTING ELEVATION WITH CGI OF NEW ENTRANCE



# THE OPPORTUNITY

The ornate Grade II Listed elevation to Wellington Street is to be retained and enhanced following the approval of Planning Permission to enlarge the door opening with the removal of the existing steps. New structures to Aire Street will provide a further frontage to the leisure space and an adjoining entrance will access the 26 new apartments on 5 upper levels.

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# THE OPPORTUNITY

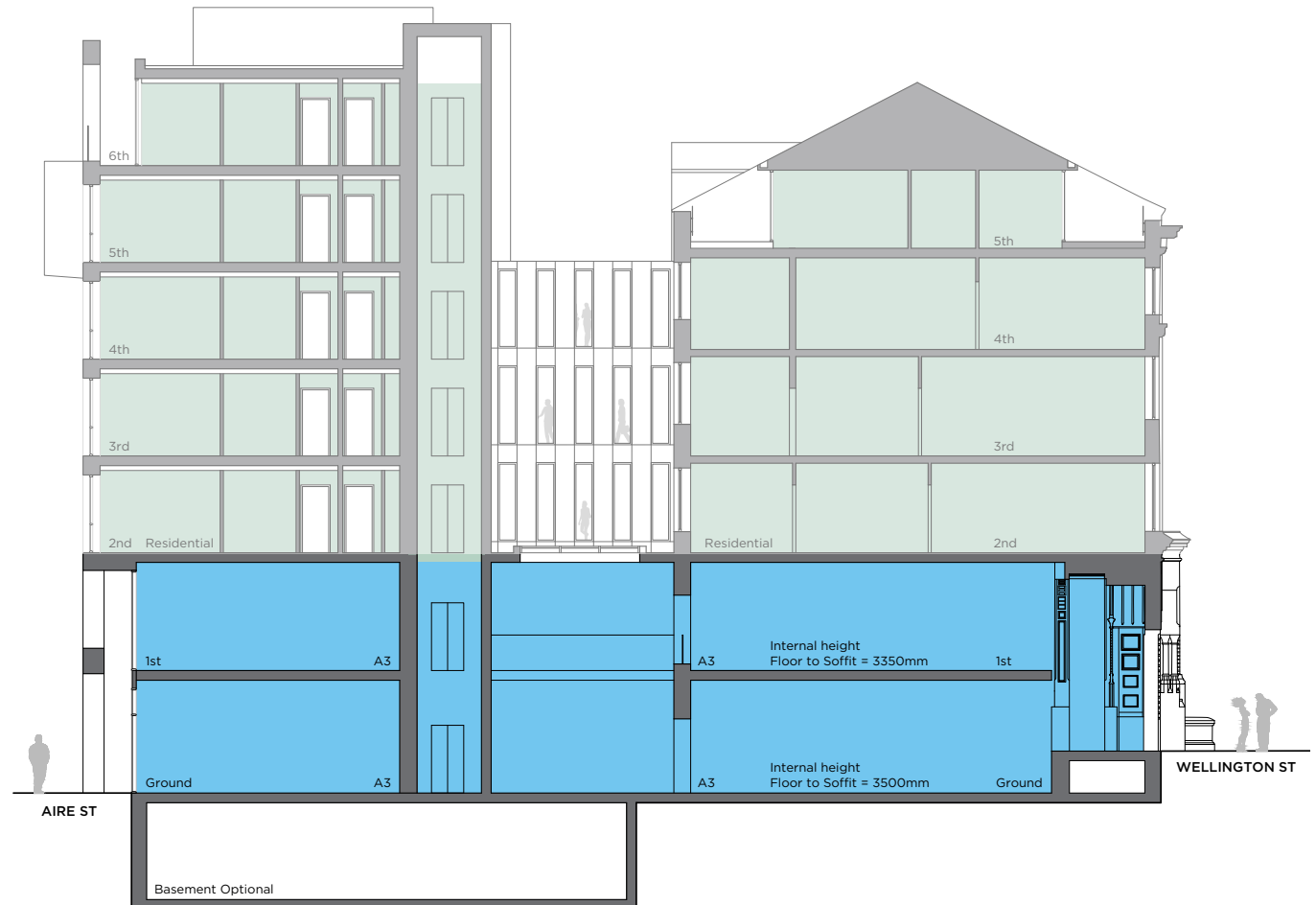
The leisure areas, totalling 9,375 sq ft, designed over two levels of interesting space, enjoy frontages to both gateway approaches from Leeds City Station into the fast-emerging West End business and residential district.

There are a variety of sub division opportunities with the option for a restaurant and bar area of 8,486 sq ft accessed from Wellington Street and an independent Aire Street facing unit of 958 sq ft.

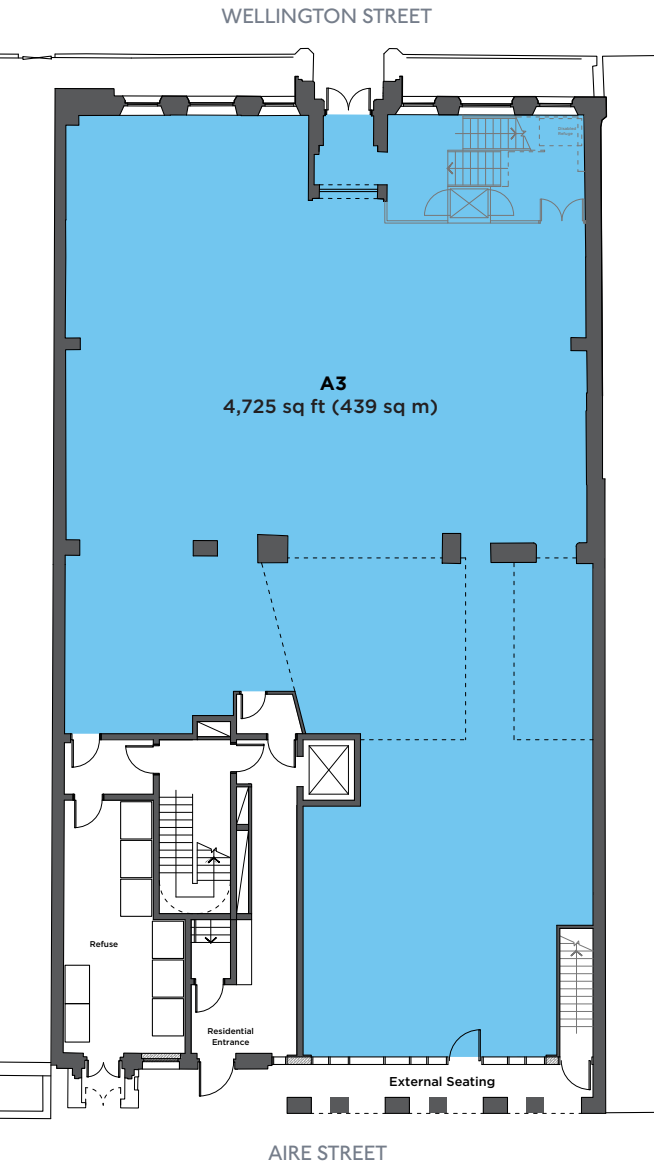
The potential 958 sq ft ground floor unit facing Aire Street created by the split option will benefit from an 8.4m wide and 6m high glazed frontage, providing significant prominence and visibility along with a south-facing external seating area.



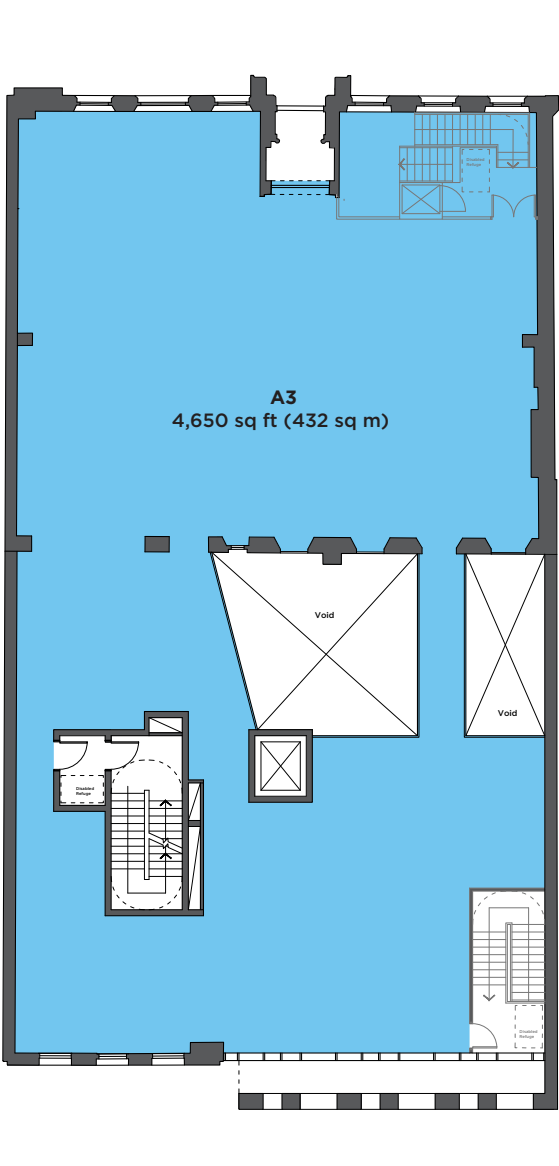
ELEVATION TO AIRE STREET



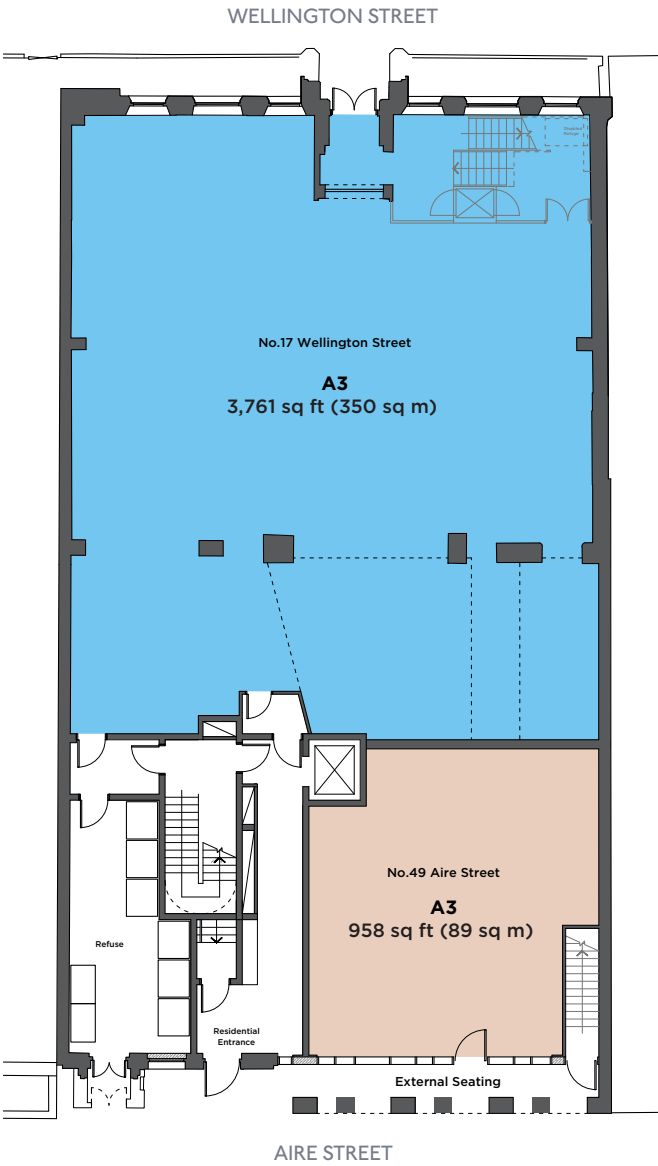
# FLOOR PLANS



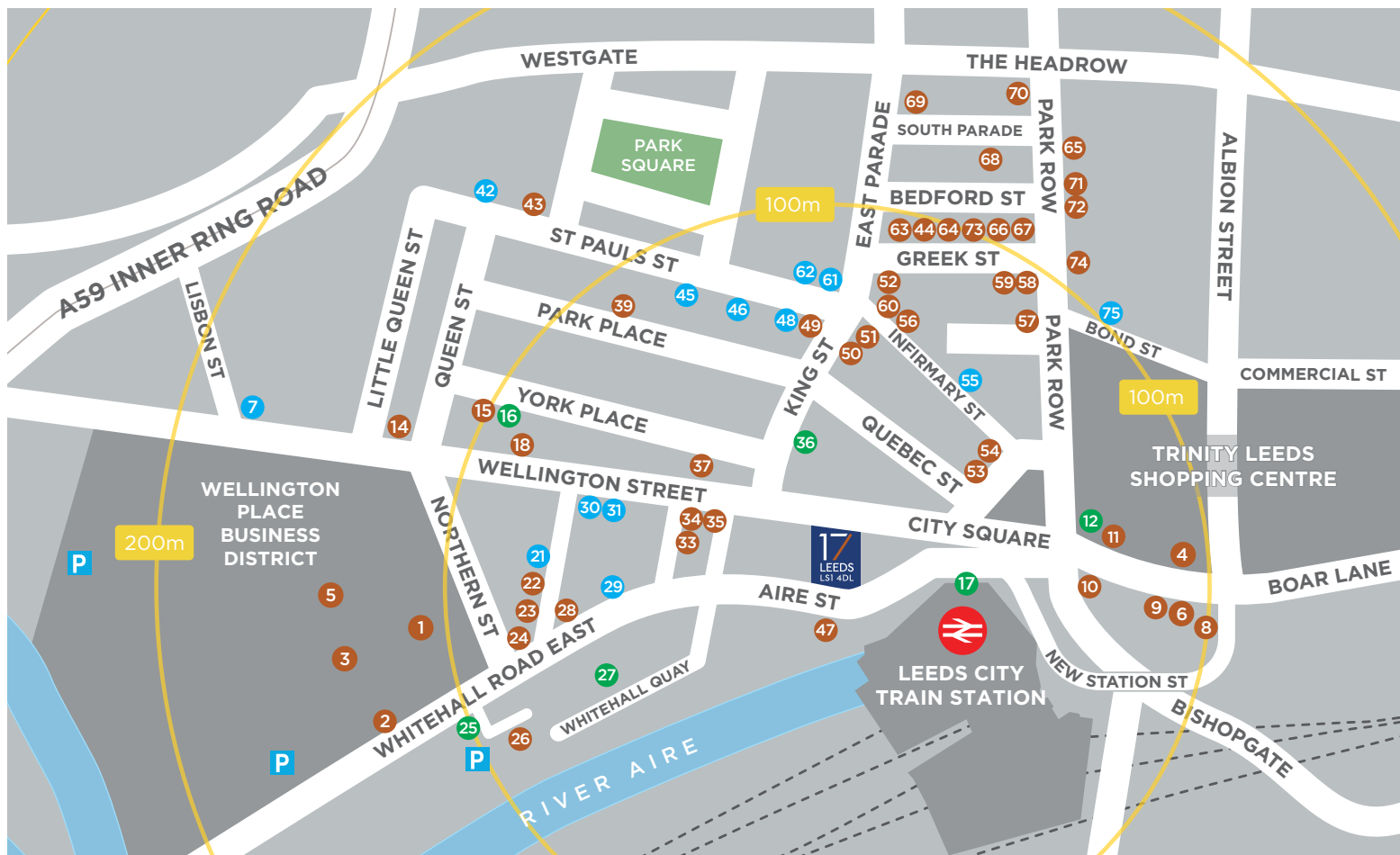
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SUBDIVIDED OPTION  
GROUND FLOOR PLAN



## PRIME NUMBER. PRIME LOCATION

## Bars &amp; Restaurants

- |                      |                     |                                 |
|----------------------|---------------------|---------------------------------|
| 1 Veeno              | 18 Espeto           | 44 Alchemist                    |
| 2 The Place          | 22 Toast            | 47 White Cloth Gallery & Bar    |
| 3 Good Luck Club     | 23 Lazy Lounge      | 49 Atlas                        |
| 4 Tapped             | 24 Primo            | 50 Ricci's                      |
| 5 Sociable Folk Café | 26 The Riverside    | 51 53° North                    |
| 6 Yates              | 28 Mans Market      | 52 Manhatta                     |
| 8 Friends of Ham     | 33 DOC Prosecco Bar | 53 The Restaurant Bar and Grill |
| 9 Griffin            | 34 Buca di Pizza    | 54 Banyan                       |
| 10 The Black Prince  | 35 Nawaab           | 56 Blackhouse Grill             |
| 11 Chino Latino      | 37 Miah's Kitchen   | 57 Jamie's Kitchen              |
| 14 Editors Press     | 39 Burgundy         | 58 Wagamama                     |
| 15 My Thai           | 43 Pizza Express    | 59 Lost and Found               |

## Supermarkets &amp; Cafés

- 7 Starbucks
- 21 Co-operative Food
- 29 Chop'd
- 30 Caffè Nero
- 31 M&S Simply Food
- 42 Bagel Nash
- 45 Philpotts
- 46 Tesco Express
- 48 Starbucks
- 55 Pret A Manger
- 61 Wolf Cafe
- 62 Patisserie Valerie
- 76 Caffè Nero

## Hotels

- 12 Park Plaza Hotel
- 16 New Ellington
- 17 Queens Hotel
- 25 Premier Inn
- 27 Novotel Hotel
- 36 The Met Hotel

## LOCATION

17 LEEDS is surrounded by the dynamic expansion of the City Centre, with the recent completion of Central Square, the ongoing construction of MEPC's Wellington Place and emerging developments including Platform above the station, Majestic and Whitehall Riverside.

Aire Street is the direct link from Leeds Train Station (80,000 passengers per day) to the landmark Central Square office development and Wellington Place beyond, where the Government Property Unit has agreed to take approximately 500,000 sq ft for its Civil Service Hub which will accommodate over 5,000 employees.

In addition to nearby established and successful leisure operators, Restaurant Bar & Grill and Banyan in City Square, the immediate area has seen many new restaurants and bars including Tattu and Manhatta open recently to serve the fast-growing and affluent office and residential catchment.

## ADDITIONAL INFORMATION

### PLANNING

Full Planning and Listed Building Consent granted,  
and S106 Agreement completed.

### TERMS

Rental upon application.

### VAT

All prices, premiums and rents are quoted exclusive  
of VAT at the prevailing rate.

### LEGAL COSTS

Each party is to pay their own legal costs.



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### FURTHER INFORMATION

**Richard Shuttleworth**  
rs@pudneyshuttleworth.co.uk  
Tel: 07747 008458

**Tom Hodgson**  
th@pudneyshuttleworth.co.uk  
Tel: 07850 421525



### Development Consultants



**Freddie Coupe**  
M: 07711 028352  
fc@holbeckland.co.uk

**John Barraclough**  
M: 07850 440035  
john@holbeckland.co.uk