

Fitted Bar/Restaurant Unit - To Let

27 Wellington Street, Leeds, LS1 4EA



Location

Occupying a prime location in the city centre just a 2 minute walk from Leeds Train Station.

The unit is situated adjacent to Central Square, a 128,000 sq ft office building which includes occupiers such as PWC, BDO and SKY.

Occupiers in the immediate vicinity include Marks & Spencer, Caffè Nero, Lazy Lounge, Mans Market and Toast.

Description

The unit is arranged over basement level with a ground floor entrance and comes partially fitted to a high standard.

Accommodation

The unit is situated on basement level and provides a Gross Internal Area of 2,563 sq ft (238 sqm).

Planning

The unit currently benefits from A3 (restaurant) consent. Other uses may be suitable subject to planning.

Rent

We are seeking a rental of £40,000 per annum exclusive of VAT.

Terms

The unit is available on a new effectively full repairing and insuring lease for a term of years to be agreed, incorporating 5 yearly rent reviews to open market value.

Rates

The Valuation Office Agency has assessed the unit as having a Rateable Value of £32,500. Small business rate relief may be applicable on this unit and we would advise interested parties to contact Harrogate Borough Council.

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

Viewing

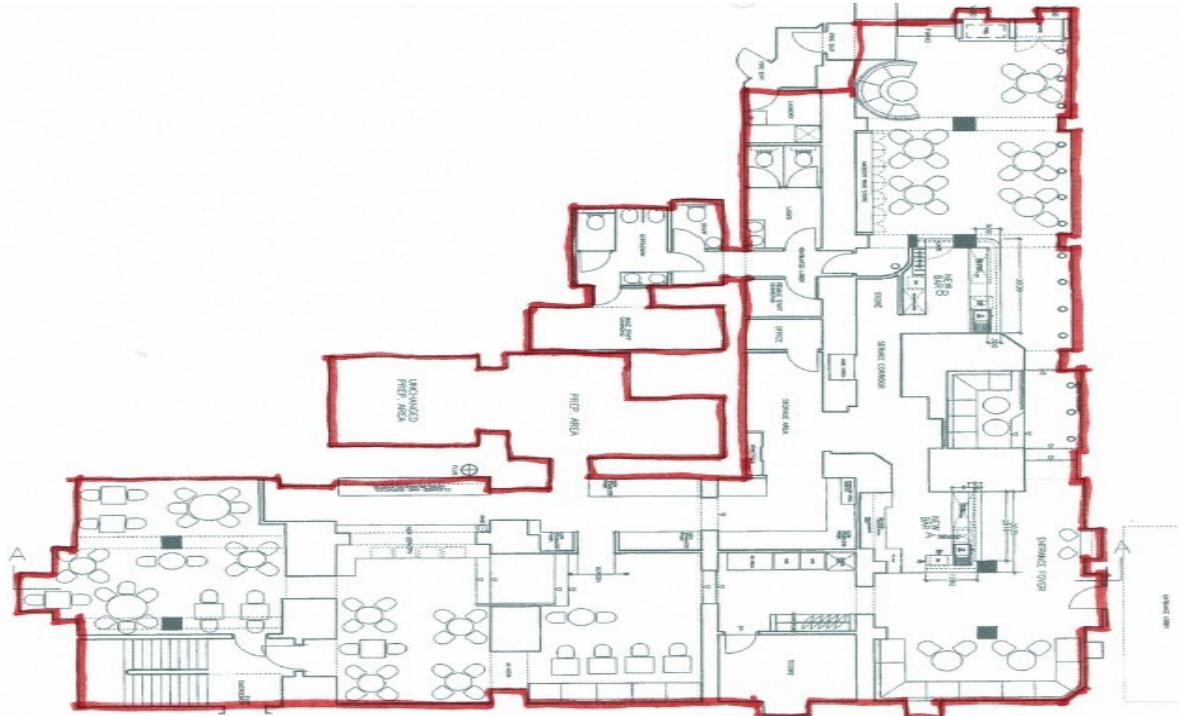
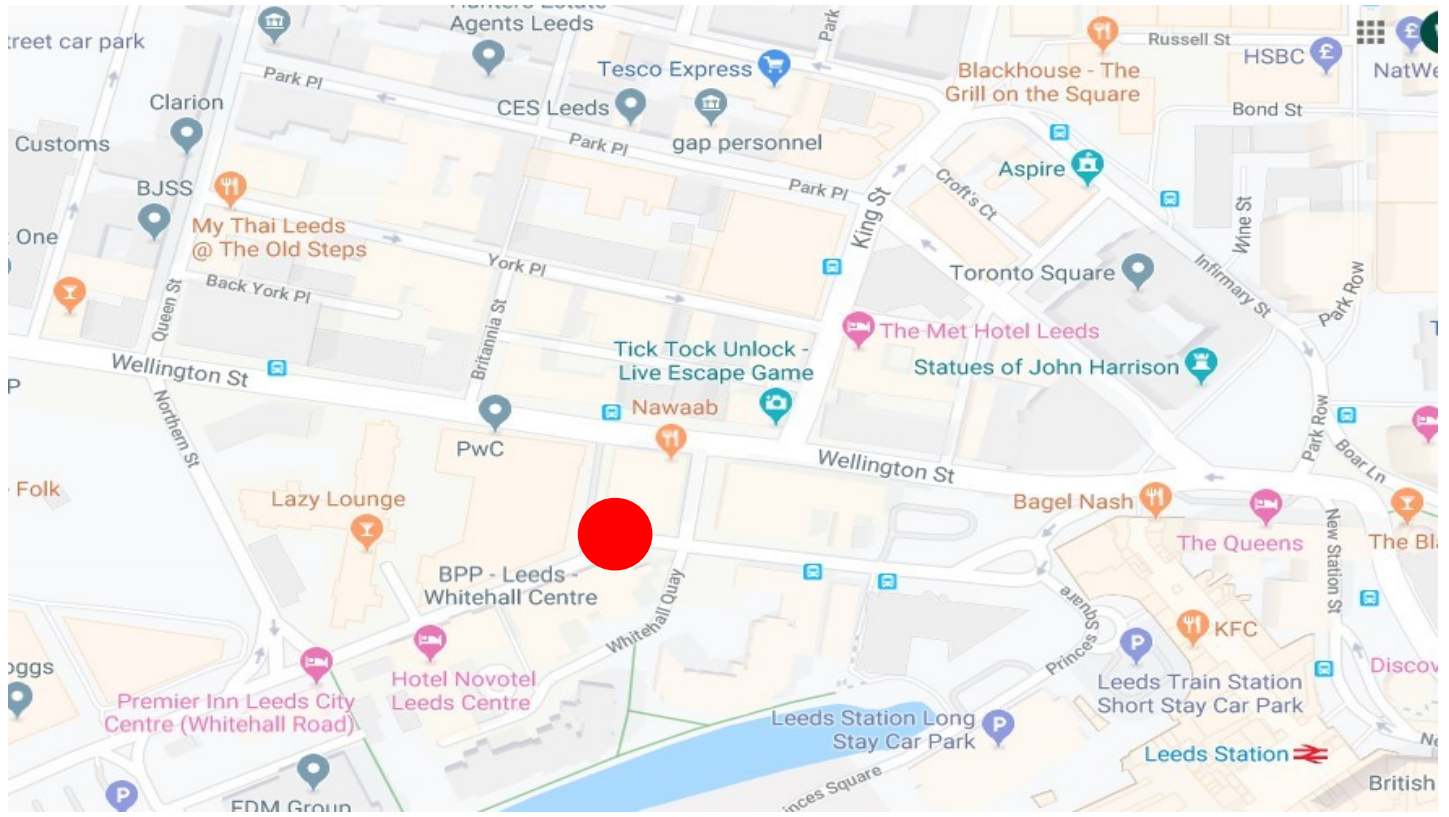
Strictly by appointment through the sole joint letting agents:

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