A4 PLANNING CONSENT SECURED MAY 2019

On the instruction of

arc INSPIRATIONS LTD

Lease Assignment/Freehold Available

TRIO & THE PIT, HEADINGLEY

North Lane, Leeds, LS6 3HU

First Floor Cocktail Bar (pre-closure)

Ground Level Restaurant (pre-closure)

Ground Level Restaurant (pre-closure)

Lower Level Bar Pit (pre-closure)

Lower Level Bar Pit (pre-closure)

TRIO & THE PIT, HEADINGLEY North Lane, Leeds, LS6 3HU

LOCATION

Trio & The Pit sits within metres of Manhatta, the best trading bar in Headingley. Other nearby occupiers include The Headingley Taps, The Box, Pizza Express, Nandos and the recently opened Head of Steam.

AVAILABLE IMMEDIATELY

FLOOR PLANS - available in CAD and PDF formats.

DESCRIPTION

Whilst the entire unit can be operated as a single brand or concept, each level is currently fitted out very individually and can be traded separately. This will enable the assignee or new freeholder to take advantage of peak trading periods and also provides a significant opportunity for private events hire.

TERMS

The current lease expires on the 24 of December 2026 with a current passing rental of £90,000 pax. fixed until review on 25 of December 2021. Freehold price on application.

RATEABLE VALUE

£123,000 RV.

PLANNING & LICENCING

The unit benefits from both A3 and A4 planning consent and a licence permitting trade until 12.30am.

ACCOMMODATION

We have been provided with the following gross internal floor areas:

Ground floor	3,260 sq ft plus external smoking area
First floor	2,540 sq ft
Lower ground floor	2,670 sq ft
TOTAL	**8,470 sq ft**

VIEWING

Strictly by appointment through sole letting agents

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Subject to Contract

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