

TO LET

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FULLY FITTED & LICENCED BAR RECENTLY
REFURBISHED TO A HIGH STANDARD



95 KIRKGATE, LEEDS, LS2 7DJ

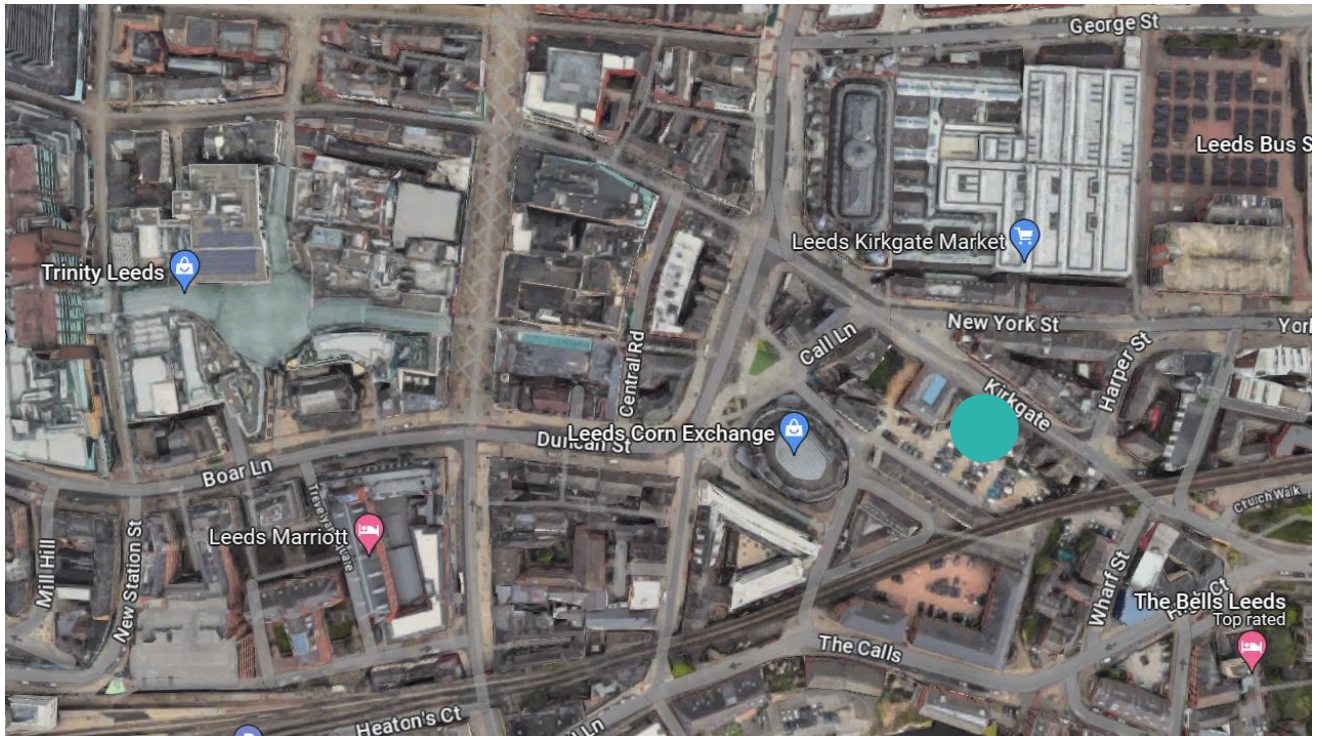
Rent –£31,200 per annum exclusive

Size – 1,650 sq. ft

- Refurbished unit suitable for Retail / F&B / Leisure
- Prominent position in central Leeds
- Vibrant street with various restaurants, bars and upcoming leisure offerings

ASSIGNMENT CONSIDERATIONS

- Available by way of assignment
- Passing rent of £31,200 per annum exclusive
- Prominent location and extending to 1,650 sq. ft over basement, ground, first and second floor.
- Suitable for a variety of uses including retail, leisure or Food & Beverage
- Fully fitted out in summer 2023 for use as a bar. Licenced premises with 2am alcohol licence (can be extended to later on request)
- Fully compliant with all regulations.
- Facility includes ground and first floor bar and drinking area, second floor W/C and basement cool room storage.
- Fully fitted sound system, alcohol delivery systems, CCTV throughout, hardwired fire alarm and climate control to all customer areas.



LOCATION

The property has prominent frontage to Kirkgate. Kirkgate is located to the east of the city and feeds into Briggate, the prime retail pitch in Leeds.

An area of the city which is undergoing a major regeneration with roads and paths improved by the council and surrounding property either refurbished or undergoing refurbishment.

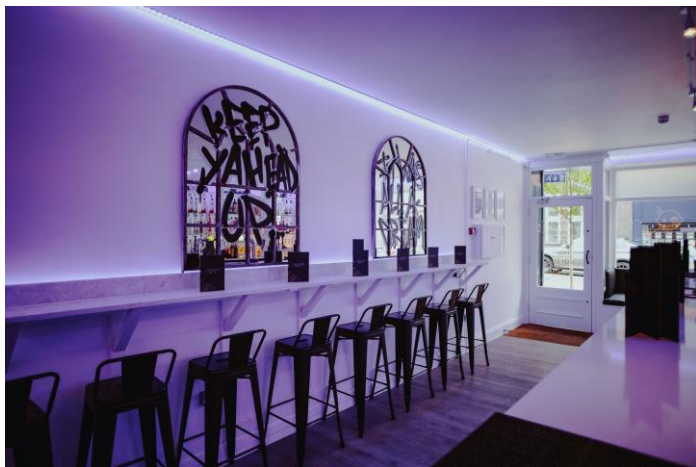
Nearby occupiers include First White Cloth Hall, Lamb & Flag, Post Office, Fred Aldous.

DESCRIPTION

The property comprises a mid terraced building constructed of brick set under a pitched roof and set over basement, ground, first and second floor. Internally the property has been fully fitted out to a high standard for use as a bar with an alcohol licence until 2am on Thursday, Friday and Saturday, which can be extended on request.

At ground and first floor are a bar and seating area with male and female W/C at second floor connected via staircase to rear of property. Basement cool room accessed via behind bar, Bin store to rear.

The bar is fitted with a full sound system and DJ booth on ground and first floor, hard wired smoke detectors, CCTV system throughout and rewired electrics to all floors. The property is fully compliant with all necessary regulations.



EXISTING LEASE TO BE ASSIGNED

The current Lease in place to be assigned comprises the following Headline terms:

- 5 year FRI Lease from 9th April 2023
- Unexpired term of 4.25 years from January 2024.
- Passing rent of £31,200 per annum
- Assignment or subletting of whole permitted



TERMS

Passing rent £31,200 per annum. Available by assignment or sublease

RATES

The property has been assessed to have a Rateable Value of £5,800. All interested parties are encouraged to make their own enquiries with the Local Authority

LEGAL COSTS

All parties are responsible for their own legal costs

VIEWINGS

By prior arrangement with the agents:

Tel / 07960 708544

Email / matt@lm1.agency

Tel / 07552 476571

Email / steven@lm1.agency

January 2024
SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency

LM ONE

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