

LEASE ASSIGNMENT (CONFIDENTIAL – STAFF UNAWARE)

ATLAS PUB, ATLAS HOUSE, 31 KING STREET, LEEDS LS1 2HL



Description

This prominent, Grade II listed building is located on the corner of King Street and St Paul's Street in a highly visible position. Atlas Pub sits in the heart of Leeds City Centre's business district and on the periphery of the main retail core. The unit has significant frontage to King Street which forms the main traffic loop around Leeds City Centre. Neighbouring occupiers include Manahatta, Tattu, 53 Degrees, Ricci's, Blackhouse Bar & Grill, Banyan and Restaurant Bar & Grill.

Accommodation

The unit provides a gross internal floor area of 4,712 sq ft (438.69 sqm) split as follows:

Ground Floor	2,214 sq ft	205.69 sq m
First Floor	1,119 sq ft	104 sq m
Basement	1,388 sq ft	129 sq m

Rent

Until 25th November 2017 - £55,000 pax

Until 25th November 2018 - £60,000, pax

Then an open market rent review on 26th November 2018

Planning and Licensing

The unit benefits from A4 planning consent.

Trading hours :- 11:30 – 00:00 Seven Days

Terms

The unit is available on an existing ten-year full repairing and insuring lease expiring 26th November 2023 incorporating 5 yearly rent reviews to open market value. The estimated annual service charge is in the region of £8,300 + VAT. Premium offers are being sought.

Fixture and Fittings

Some, but not all, of the trade fixtures and fittings are included in the sale.

Rates

We are informed by the client that the Rateable Value of the Premises is £62,700 with £30,911 payable this year

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.

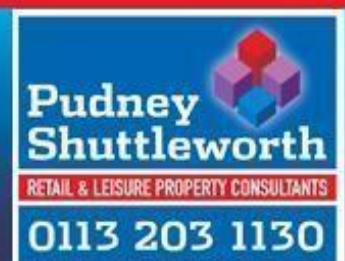
Viewing

Strictly by appointment through the sole letting agents.

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50 metres

Experian Road Plan Created: 16/05/2017
 Created By: Pudney Shuttleworth

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Pudney Shuttleworth
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