

# A3 Restaurant Unit – To Let

## Buca Di Pizza, No5 Chapel Allerton, Leeds, LS7 3PJ



### Location

The unit is situated in Chapel Allerton, an affluent suburb in North Leeds located approximately 3 miles North of the city centre. The property occupies a prominent position in the heart of Chapel Allerton, an area popular with professionals and families. Occupiers in the immediate area include Kith & Kin, The Mustard Pot, Casa Mia, Caffè Nero and The Pit.

### Description

The unit is situated within a characterful Grade II Listed Building and benefits from an extensive external seating area to the front within an attractive enclosed courtyard.

### Accommodation

We understand the property extends to the following Gross Internal Areas:

Ground floor –	2,040sq ft
Basement -	1,035 sq ft
Total	3,075 sq ft

### Tenure

The unit is available by way of lease assignment expiring 27th October 2036. The passing rent is £40,000 pax, subject to review in October 2021

### Premium

Offers are being invited for the leasehold interest.

### Rateable Value

We are advised the property has a Rateable Value of £29,250, equating to rates payable of £14,010.75 pa

### EPC

Available upon request.

### 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

### Planning and Licencing

The premises currently operates under an A3 planning consent though other uses will be considered subject to planning.

The premises licence is as follows:

Monday to Thursday – 10am to 11.30pm  
Friday & Saturday – 10am to 12.30am  
Sunday – 12pm to 11.30 pm

### Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

### Viewing

Strictly by appointment through the sole letting agents.

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