

# Central Leeds Bar/Restaurant – To Let

## Great George Street, LS1 3ED



### Location

This lower ground floor bar is situated in a highly prominent location at the junction of Great George Street and Calverley Street, with its main entrance directly opposite the recently opened **Be At One** cocktail bar. The opportunity forms part of the well-established Millennium Square /Electric Press circuit with occupiers in the immediate vicinity including **Epernay Champagne Bar, All Bar One, Revolution, Almost Famous Burgers, Nation of Shopkeepers and Thai Edge**. Leeds Council has a regular programme of events at Millennium Square (available on request) along with the 13,500 capacity First Direct Leeds Arena less than 5 minutes' walk away.

### Accommodation

This listed characterful building provides **5,875 sqft** configured entirely at lower ground floor level with good natural light to both the western and northern elevations.

### Planning and Licensing

A3 restaurant and A4 bar planning consents are in place. The current licence permits trading during the following hours:

- Thursday to Saturday inclusive: 9 am to 4 am
- Sunday to Tuesday Inclusive: 9 am to 2 am
- Wednesday: 9 am to 2.30 am

### Rent & Terms

The unit is available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed, incorporating 5 yearly rent reviews to open market value at a rent of **£69,500 pax**.

### Rates

The unit has a rateable value of £68,000, resulting in rates payable of £33,524 for the 2015 / 2016 financial year

### Service Charge

A service charge is levied to cover repairs and maintenance to common parts and is budgeted as approximately £11,000 per annum.

### 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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M: 07850 421525

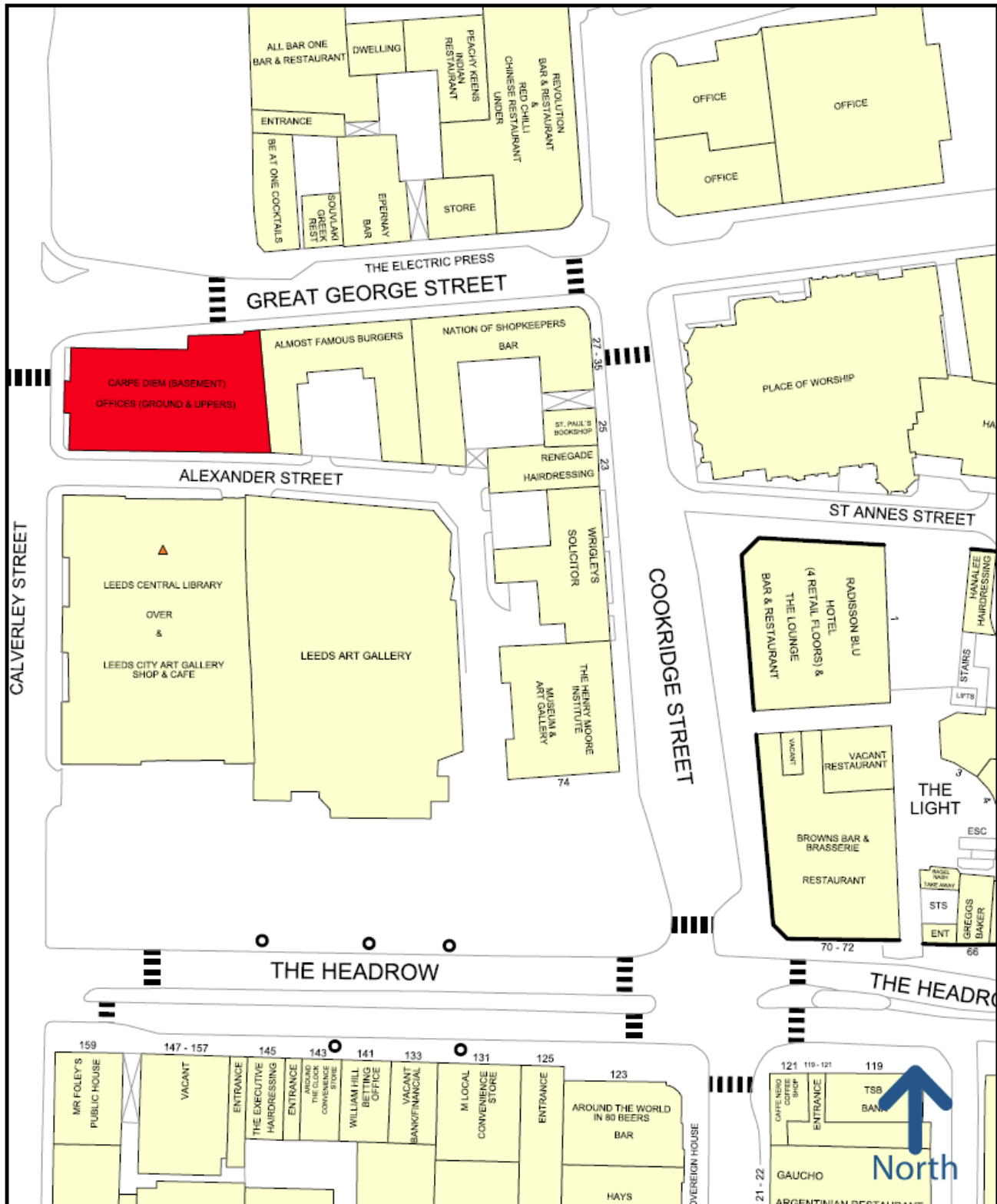
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50 metres

Experian Goad Plan Created: 26/11/2015  
Created By: Pudney Shuttleworth

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