



# LEISURE

## CONFIDENTIAL OFF-MARKET OPPORTUNITIES 2017

We are involved in a number of opportunities where staff are unaware of a potential disposal and where we are therefore unable to display or circulate letting particulars. However, information may be provided to named interested parties in strict confidence.

If any of the below opportunities are of initial interest, please contact:

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Current opportunities include:

Location	Description	Size	Rent	Terms	Comments
Great George Street area - Leeds	Bar / Restaurant	Up to 11,000 sqft	TBC	New Lease	<ul style="list-style-type: none"> <li>Grade II Listed Building</li> <li>Ground and lower ground levels</li> <li>Substantial ceiling height</li> </ul>
Boar Lane, Leeds	Bar / Restaurant / Retail	4,200 sqft	TBC	New Lease	<ul style="list-style-type: none"> <li>Prime location with extensive frontage</li> </ul>
Park Row area - Leeds	Café / Bar	1,090 sqft	£35,000 pa	New Lease	<ul style="list-style-type: none"> <li>Grade II Listed Building</li> </ul>
Park Row area, Leeds	Bar	1,600 sqft	TBC	Assignment Details TBC  Premium offers invited	<ul style="list-style-type: none"> <li>Prominent location</li> <li>Fully fitted ground floor bar</li> </ul>
Call Lane / Corn Exchange area - Leeds	Bar / Restaurant	3,600 sqft	£87,000 pa	Assignment Expires June 2029	<ul style="list-style-type: none"> <li>Located on an established leisure circuit</li> </ul>

				Next review June 2019 Nil Premium	<ul style="list-style-type: none"> <li>• Extensive frontage and external seating</li> </ul>
Trinity, Leeds	Restaurant	5,350 sq ft	£100,000 pa	Assignment Expires December 2028 Next review December 2018 Premium offers invited	<ul style="list-style-type: none"> <li>• Fully fitted</li> </ul>
Bond Street area, Leeds	Bar / Restaurant / other	5,047 sqft	£70,000 pa	Assignment Expires December 2028 Next Review December 2018 Substantial premium offers invited	<ul style="list-style-type: none"> <li>• First floor trading area with ground floor entrance</li> <li>• Suitable for a variety of uses</li> </ul>
Merrion Street, Leeds	Bar / Restaurant	5,920 sqft	£75,000 pa	Assignment Expires April 2029	<ul style="list-style-type: none"> <li>• Extensive external seating areas</li> <li>• Character property</li> </ul>
Call Lane, Leeds	Bar	4 floors 1,200 sq ft per floor	£66,000 pa	Assignment Expires November 2034 Next review November 2019 Substantial premium offers invited	<ul style="list-style-type: none"> <li>• Prime leisure circuit pitch</li> <li>• External terrace</li> <li>• Recently refurbished</li> </ul>
Huddersfield	Bar / Restaurant	3,295 sqft	£55,000 pa	TBC	<ul style="list-style-type: none"> <li>• Fully fitted cocktail bar</li> <li>• Opposite Huddersfield train station</li> </ul>
Norwich	Bar	TBC	TBC	TBC	<ul style="list-style-type: none"> <li>• Exceptionally fitted cocktail bar</li> </ul>