

**76-78 North Street**

Leeds, LS2 7PN

Bar/Restaurant Premises

3,247 sq ft
(301.66 sq m)

- Prominent position on North Street
- Characterful layout
- Popular area close to city centre



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Summary

Available Size	3,247 sq ft
Rent	£35,000 per annum
Rates Payable	£8,483 per annum
Rateable Value	£17,000
VAT	Applicable. Vat is payable on the rent
Legal Fees	Each party to bear their own costs
EPC Rating	C (60)

Description

The property comprises a corner unit with return window frontage forming part of a parade of retail/leisure premises. Internally the premises provides a bar area to the front, restaurant and kitchen to the rear and toilets, staff area in the basement. Pay & Display parking is available to the rear.

Location

The property is prominently located on North Street, one of the busiest arterial routes out of the city centre. The property is within walking distance from Leeds city centre being positioned on the northern edge of town. Nearby occupiers include The Brunswick Pub, Brewdog Bar and a mix of independent retail/leisure businesses.

Accommodation

The accommodation comprises the following areas:

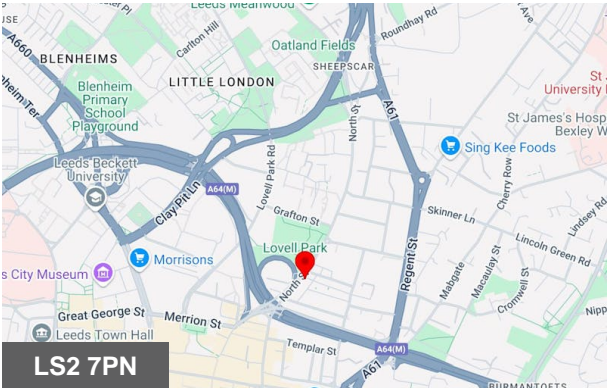
Name	sq ft	sq m
Ground - Front	930	86.40
Upper Ground	1,721	159.89
Basement - W/C's / Office / Storage	596	55.37
Total	3,247	301.66

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. The quoting rent is £35,000 per annum exclusive of VAT, service charge, insurance, business rates, utility costs and any other outgoings.

Planning

We assume the premises has E Class planning consent but advise interested parties to check with the Local Authority.



Viewing & Further Information



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