

UNIQUE RESTAURANT/BAR OPPORTUNITY TO LET

Within an award winning contemporary landmark building

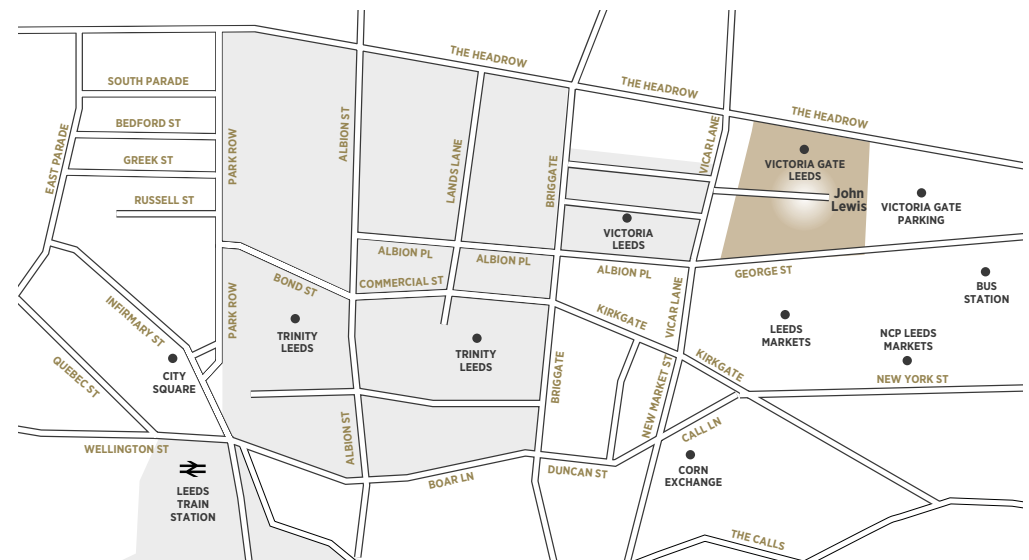


Overlooking the city centre of Leeds.
Connected with John Lewis store below.

AG&G



LOCATION



On the roof top floor of the anchor department store of John Lewis, in the centre of Leeds, which forms part of the Victoria Gate shopping and commercial centre in the Victoria Quarter district of the city.

There is a combination of retail and leisure uses all within very close proximity to the store, including Rolex, Peleton, Cos and the Victoria Gate Casino, in what is regarded as the premier shopping destination of northern England. A large new multi storey car park adjoins the centre, whilst there is a nearby bus and coach terminal and Leeds railway station is circa 10 minutes walk to the south west. The A61 throughfare is to the rear of the car park which is a short distance to A64(M).



OPPORTUNITY

The opportunity exists for occupation of the fifth floor of the store, in a purpose built restaurant/ bar shell space, with suitable extraction and servicing provision in place as well as a separate lift access to the exterior of the building at ground floor level. The unit benefits from strong levels of natural daylight internally, with a floor to ceiling height of 3.9m, and leads to a perimeter customer terrace running the whole length of the space, with incredible south west facing panoramic views across Leeds and beyond.

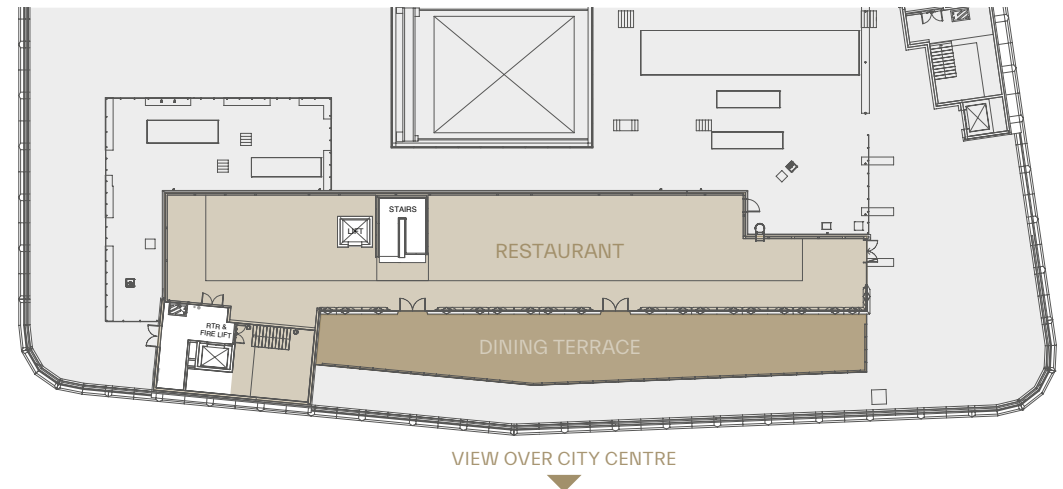


DIMENSIONS

Rooftop Restaurant:
486 sq.m / 5,234 sq.ft

Dining Terrace:
229 sq.m / 2,465 sq.ft

ROOF LEVEL: 715 SQ.M / 7,699 SQ.FT



NB: The floor areas set are approximate and are for guidance purposes only and no reliance should be placed upon this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

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LEEDS CITY REGION

£64BN

ECONOMY

VICTORIA LEEDS

10M

ANNUAL
FOOTFALL

LEEDS ANNUAL

23M

SHOPPING
FOOTFALL

PEOPLE LIVING

1.9M

WITHIN 30
MINUTE DRIVE

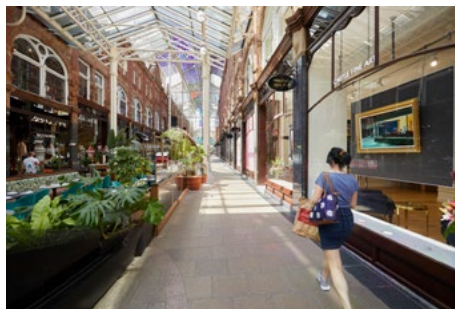
JOHN LEWIS

1.9M

ANNUAL
FOOTFALL



(VIEW FROM THE TERRACE ACROSS THE CITY TO THE WEST)



Situated in the premier shopping
destination of northern England

PLANNING

The landlord will consider applications for restaurant and bar use falling with use classes E and Sui Generis of the Town and Country Planning (Use Classes) Order 1987.

THE LEASE

The fifth floor internal space and terrace is being offered by way of a new 20 year full repairing and insuring lease.

The lease will be on an internal repairing and insuring basis with the permitted use being as a public house and/or restaurant. The rent is to be reviewed every five years to open market value and will be contracted outside of the security of tenure provisions (sections 24-28) of the Landlord & Tenant Act 1954 (Part II).

SERVICE CHARGE

Payable in addition.

GUIDE RENT

Seeking rental offers in the region of £150,000 pa (exclusive), subject to contract.

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