

LEASEHOLD BAR FOR SALE LEEDS NORTH



FORMER BREWDOG, CRISPIN LOFTS, NEW YORK ROAD, LEEDS, LS2 7PF

- Prominent position fronting busy main road
- Surrounded by a mixture of offices and residential accommodation
- Popular student district on the edge of town centre
- Ground floor and basement trading areas

LEASEHOLD ASSIGNMENT PREMIUM OFFERS INVITED SUBJECT TO CONTRACT

Sole Selling Agent
COUNL468

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Location

Fronts the Leeds Ring Road at its intersection of North Street and New York Road, providing direct access to the A64(M). The amenities of Leeds City Centre are a short walk to the south, with Leeds Railway Station located approximately 850 metres to the south-west. The surrounding area comprises predominantly office buildings with some nearby residential accommodation, lots of which is occupied by students.

A location plan is attached.

[Link to Street View](#)

Description

The premises is arranged over ground floor and basement. The ground floor benefits from excellent natural light with a largely open-plan trading area fitted with a bar servery, circa 70 covers and a commercial kitchen to the rear and a disabled wc. The basement provides additional trading space and includes a games area, booth seating, a manager's office, and male and female customer wc's.

Total Gross Internal Area	395 sq m (4,241 sq ft)
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NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on 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 measurement. 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.

Services

We are advised that the property is connected to all mains services.

Licensing

Permitted to sell alcohol from 11:00am until 11:30pm on Sunday to Thursday and from 11:00am until 12:30am on Friday and Saturday.

Planning

The property is Grade II listed but not situated within a conservation area.

Rating Assessment

Listed as 'Bar and Premises' with a rateable value of £27,000, rates payable circa £13,475 for 2025/26.

Tenure

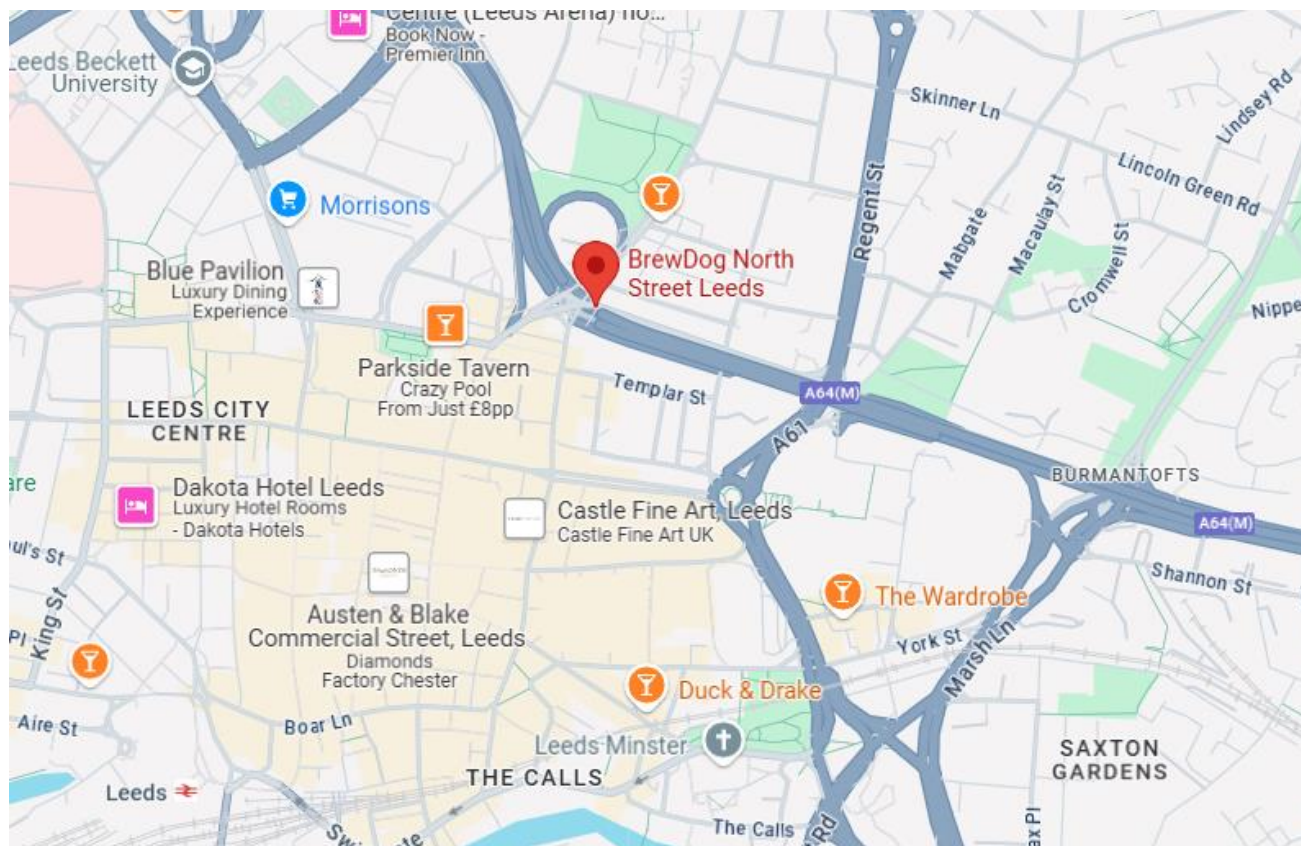
Lease expires 20th January 2040. Current rent £38,750 per annum w.e.f. 21st January 2020 (January 2025 rent review remains outstanding). Service charge of £1,048 paid in 2025.

Further Information & Viewings

The venue is currently closed, and external inspections are encouraged in the first instance.

For further information or to organise a viewing, please contact Panayiotis Themistocli on 07973 856232 / email: panayiotis.themistocli@agg.uk.com or James Grimes on 07989 986388 / email: james.grimes@agg.uk.com

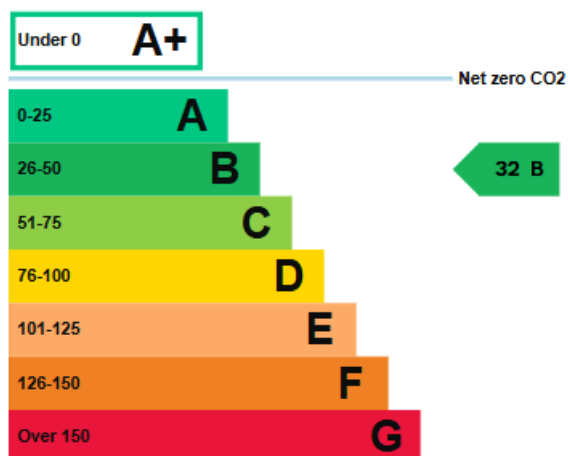
Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

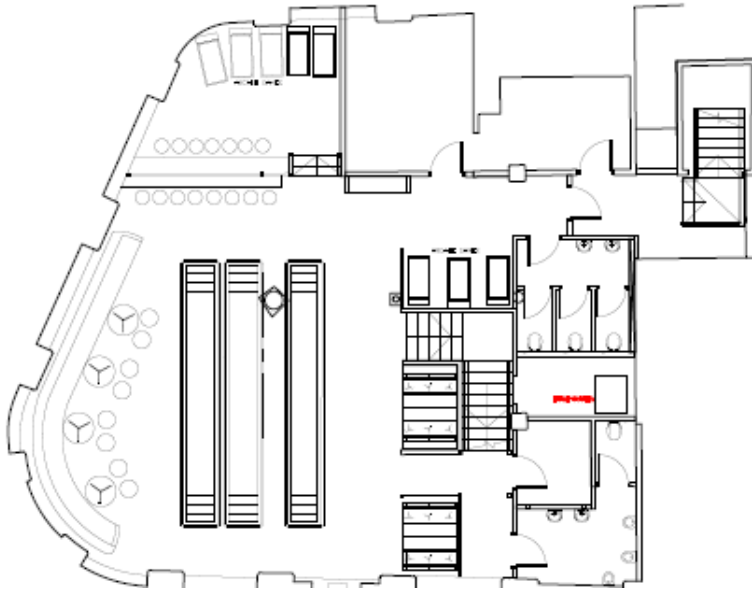
EPC

This property's energy rating is B.

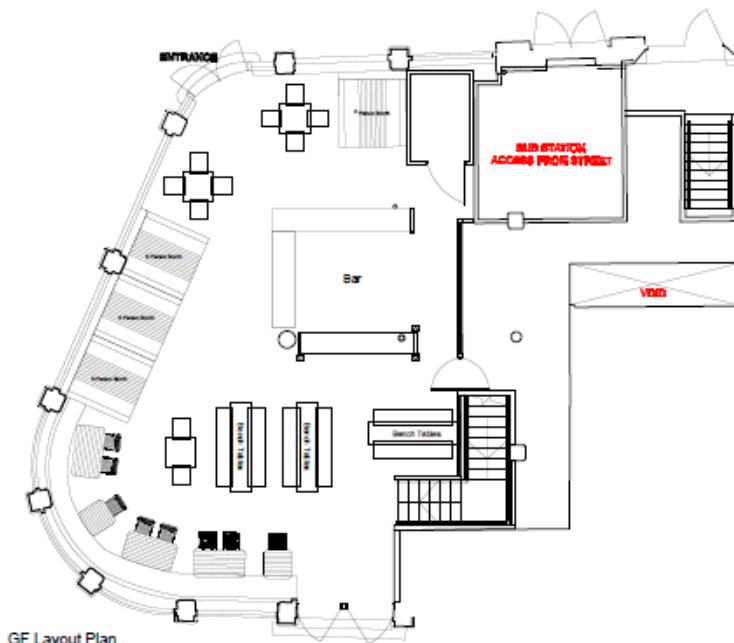


Floor Plans

Basement



Ground Floor



GF Layout Plan
1:100

Not to scale - Provided for indicative purposes

Internal Photos

