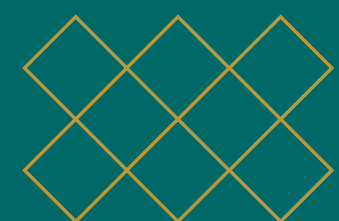




TO LET ROOF TOP RESTAURANT & BAR



Rooftop Restaurant

5,234 SQ FT

Dining Terrace

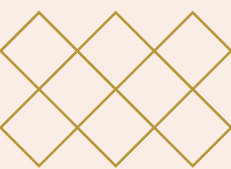
2,465 SQ FT

ROOF TOP FLOOR, JOHN LEWIS, VICTORIA GATE, HAREWOOD ST, LEEDS LS2 7AR



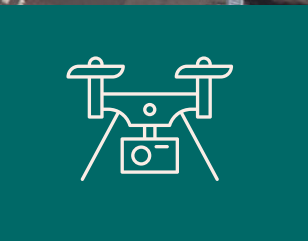
Rooftop
Restaurant
5,234 SQ FT

Dining
Terrace
2,465 SQ FT



OPPORTUNITY WITHIN AN AWARD WINNING
CONTEMPORARY LANDMARK BUILDING

Overlooking
the city centre
of Leeds.
Dedicated
ground floor
access





Situated in the premier shopping destination of northern England



Overview

 Situation

Location

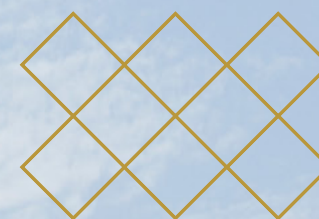
The Opportunity

Floorplan

Further information



VIEW FROM ROOF TOP RESTAURANT & BAR



LEEDS CITY REGION

VICTORIA LEEDS

LEEDS ANNUAL

PEOPLE LIVING

JOHN LEWIS

£64BN

10M

23M

1.9M

1.9M

ECONOMY

ANNUAL FOOTFALL

SHOPPING FOOTFALL

ANNUAL FOOTFALL



Overview

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Central Location

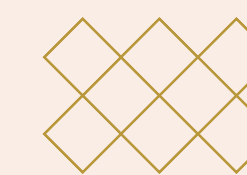
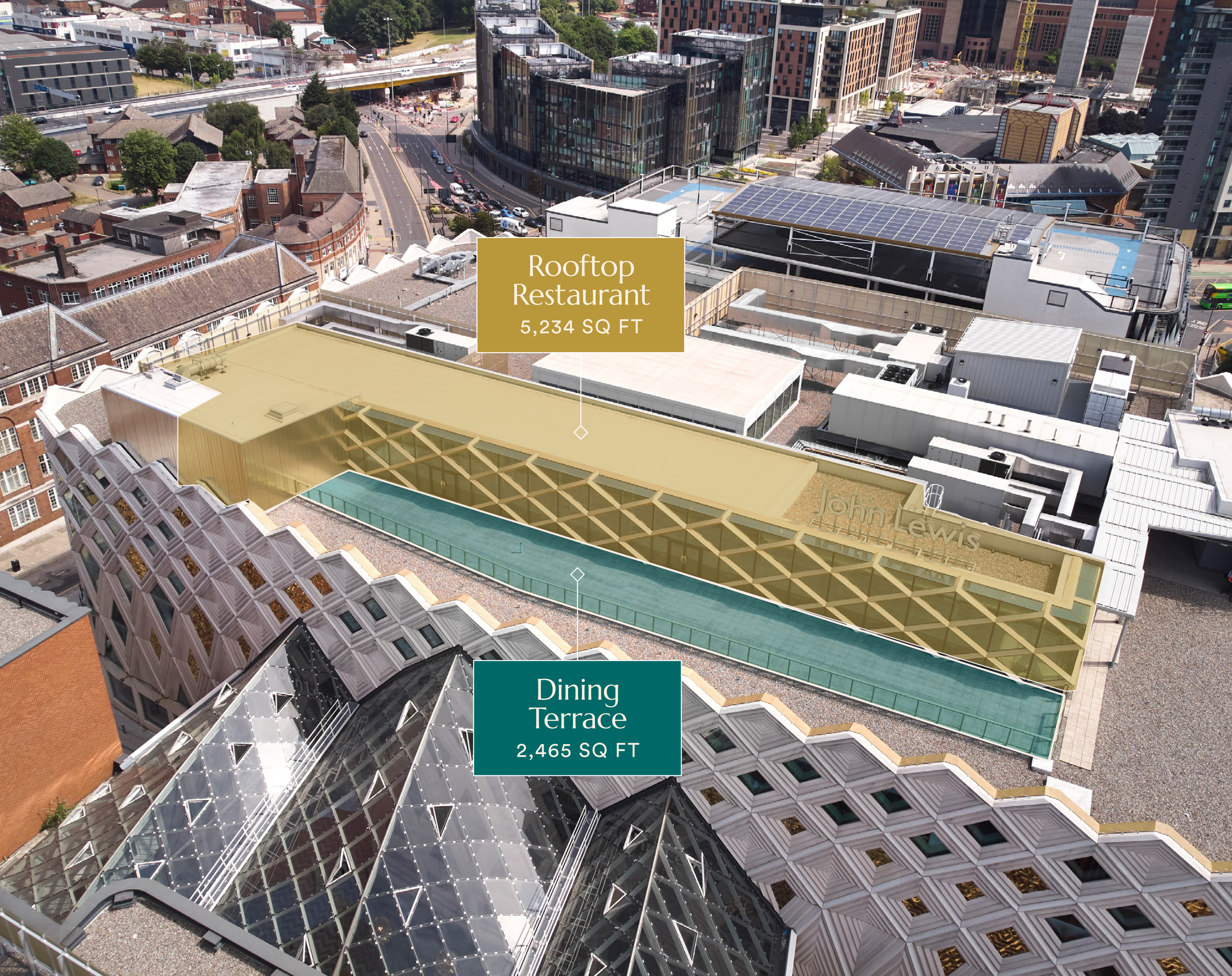
On the roof top floor of the anchor department store of John Lewis, in the centre of Leeds, which forms part of the Victoria Gate shopping and commercial centre in the Victoria Quarter district of the city.

There is a combination of retail and leisure uses all within very close proximity to the store, including:



A large 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).





The 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.

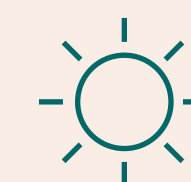
The unit benefits from:



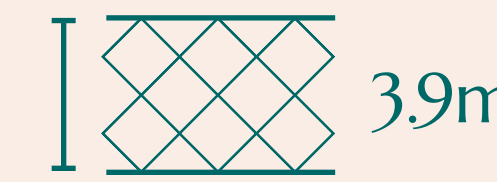
PERIMETER CUSTOMER
TERRACE RUNNING
THE WHOLE LENGTH
OF THE SPACE



INCREDIBLE SOUTH WEST
FACING PANORAMIC
VIEWS ACROSS LEEDS
AND BEYOND.



STRONG LEVELS OF
NATURAL DAYLIGHT
INTERNALLY



FLOOR TO
CEILING HEIGHT
OF 3.9M

[Overview](#)

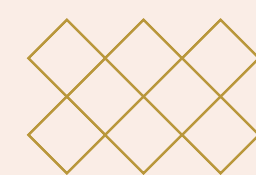
[Situation](#)

[Location](#)

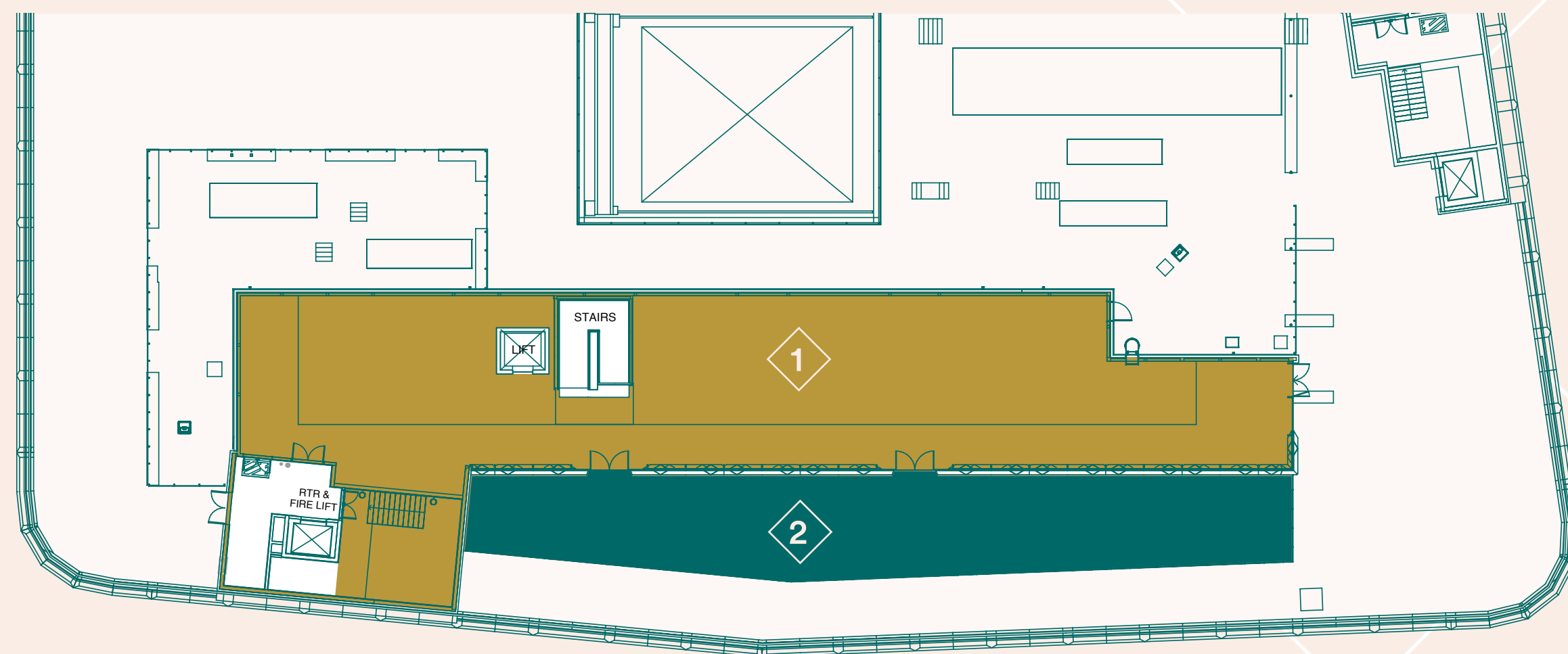
 [The Opportunity](#)

[Floorplan](#)

[Further information](#)



Floorplan



CITY CENTRE PANORAMIC VIEWS



Rooftop Restaurant

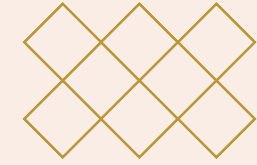
5,234 SQ FT



Dining Terrace

2,465 SQ FT





Further Information

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 unit and external terrace is being offered by way of a new lease for a term of years to be agreed.

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.





Contact

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ARRANGE A VIEWING

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CBRE

James Grimes

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AG&G

MISREPRESENTATION ACT 1967. for themselves and for the vendors or lessors of these properties whose agents they are, give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. ii) All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions and areas are approximate. iii) No person in the employment of has any authority to make or give any representation or warranty in relation to this property. FINANCE ACT 1989 Unless otherwise stated, all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject. PROPERTY MISDESCRIPTION ACT 1991 These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment.



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