

## FULLY FITTED BAR TO LET – NEW LEASE, NIL PREMIUM 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

#### RENTAL OFFERS INVITED

#### SUBJECT TO CONTRACT & LANDLORD APPROVAL

Sole Letting Agent

COUNL468

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)  
Directors A.R. Alder BSc (Hons) MRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS  
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## 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.

<b>Total Gross Internal Area</b>	395 sq m (4,241 sq ft)
----------------------------------	------------------------

NB: The floor areas set out are approximate and are 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 £29,750 with effect from 1<sup>st</sup> April 2026.

## Tenure

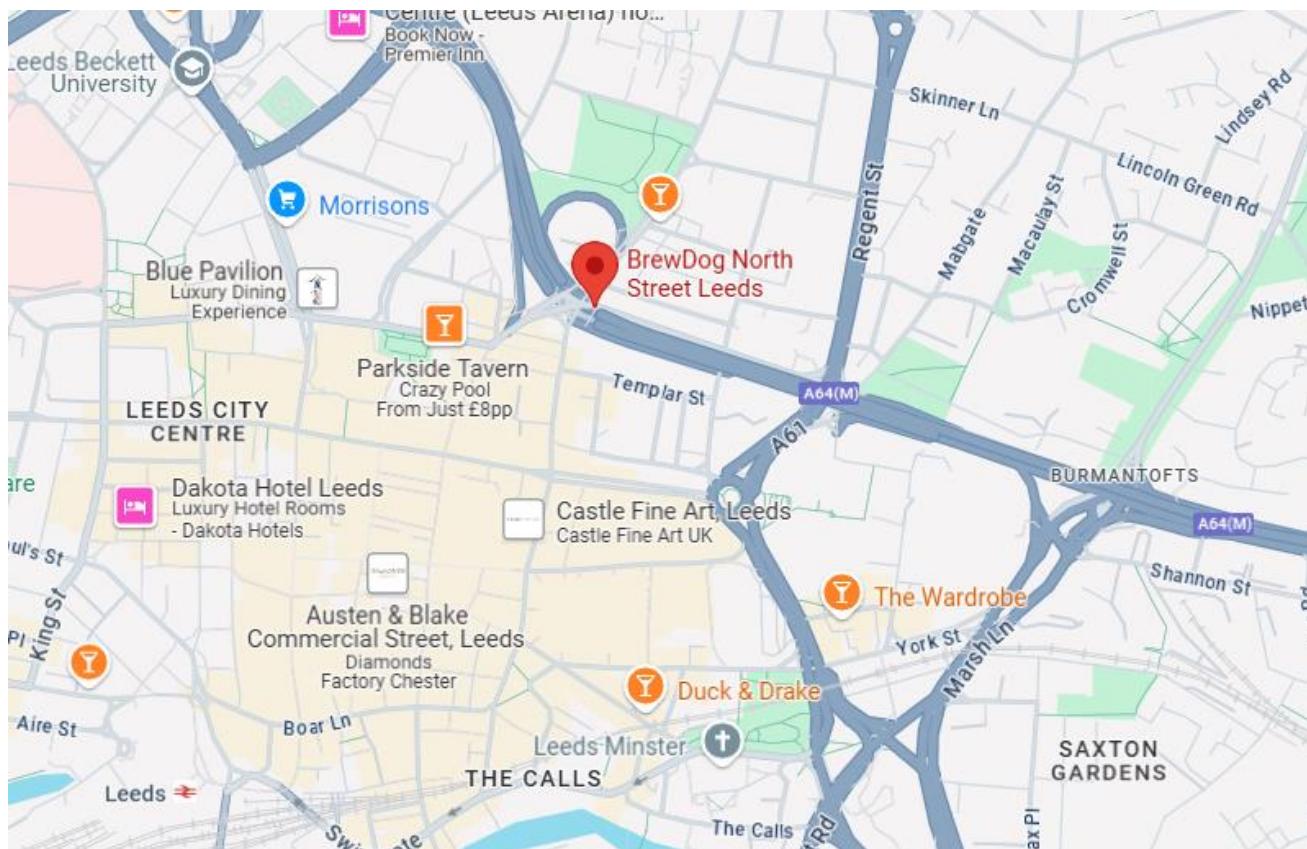
Rental offers are invited for a new lease, all terms to be negotiated.

## 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](mailto:panayiotis.themistocli@agg.uk.com) or James Grimes on 07989 986388 / email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com)

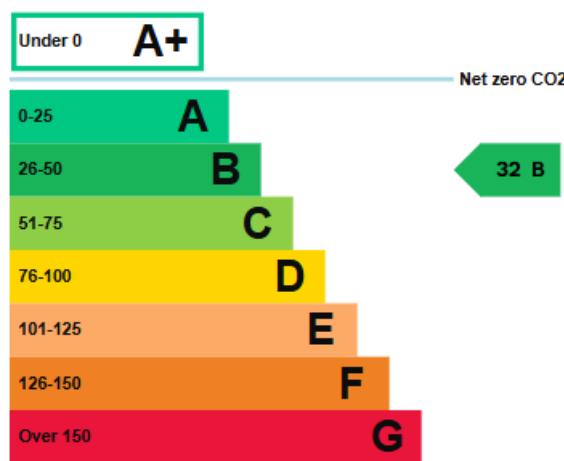
## Location Plan - [Link to Location Map](#)



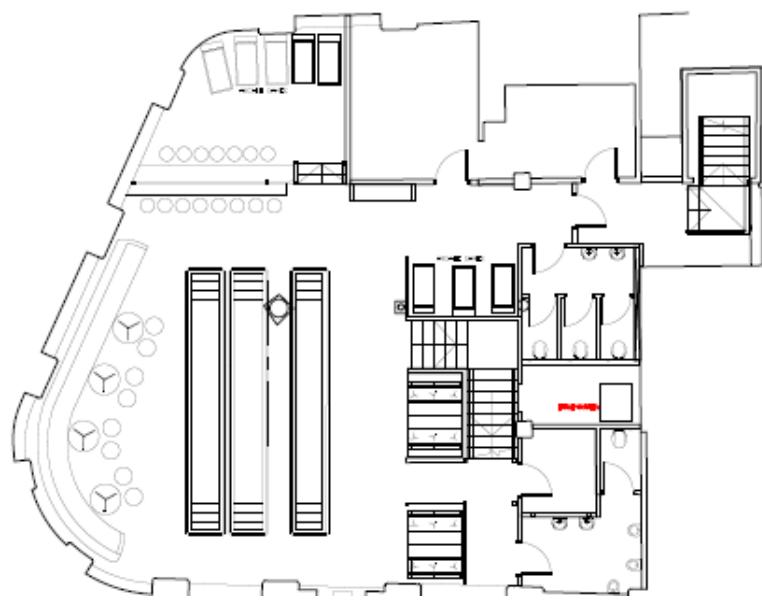
Google Maps. Not to scale - Provided for indicative purposes.

## EPC

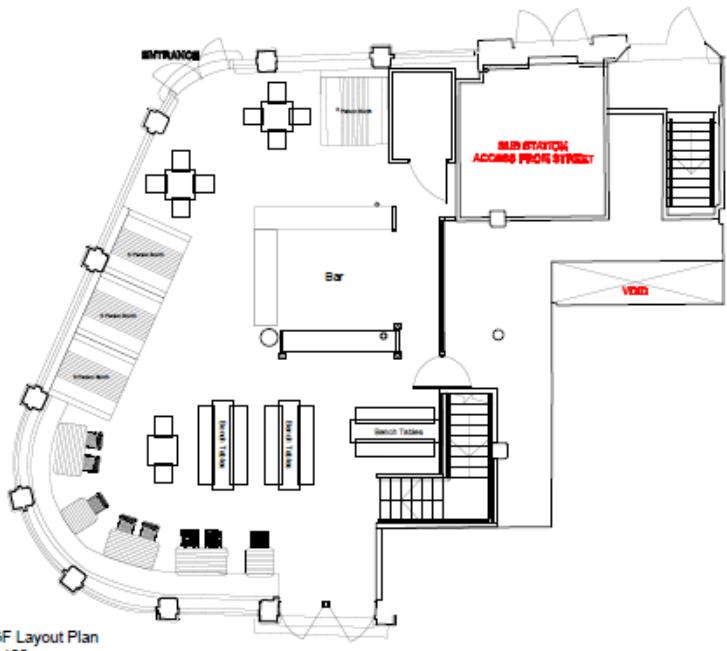
This property's energy rating is B.



### Basement



### Ground Floor



Not to scale - Provided for indicative purposes

## Internal Photos

