



**1-19 New York Street
Leeds, LS2 7DT**



TO LET

**Restaurant & Premises of 392.93 sq. m. (4,229 sq. ft.)
With Basement Stores/Additional Facilities of 333.5 sq. m. (3,590 sq. ft.)
Or 3 New Retail Units from 116.2 sq. m. (1,251 sq. ft.) to 238.7sq. m. (2,569 sq. ft.)
With Basement Stores/Additional Facilities**

RENTAL: £75,000 Per Annum Exclusive

1-19 New York Street, Leeds, LS2 7DT

LOCATION

The property occupies a prominent position within Leeds City Centre with substantial frontage to New York Street, at the southern entrance to Kirkgate Market opposite the Post Office and close to other retailers including Cash Generator, Storeys Amusements, The Regent Public House and Euro Mix Food.

DESCRIPTION

The property comprises part of an attractive Grade II Listed 4-storey brick building the upper floors of which are utilised as student living accommodation by Unipol.

The subject property occupies part of the ground and basement levels to this building and consists of a substantial restaurant and premises last utilised as a Chinese Buffet. The ground floor offers split level restaurant facilities incorporating bar and waiting areas plus ladies, gents and disabled WC facilities, in addition to kitchen preparation and storage facilities. The basement area offers substantial stores to include beer cellar, chiller room and staff facilities.

ACCOMMODATION

According to our measurements taken on site the property offers the following accommodation:-

Ground Floor

Restaurant Facilities	287.72 sq. m.	(3,097 sq. ft.)
Kitchen	69.84 sq. m.	(752 sq. ft.)
Freezer/Prep Room	19.36 sq. m.	(208 sq. ft.)
Rear Stores	16.01 sq. m.	(172 sq. ft.)

Basement

Beer Cellar/stores	333.50 sq. m.	(3,590 sq. ft.)
--------------------	---------------	-----------------

Approx. Total Net Internal Floor Area

726.47 sq. m (7,820 sq. ft.)

Alternatively the property could be divided to provide 3 new units with the following areas

Unit 1

Ground Floor	158.70 sq. m.	(1,708 sq. ft.)
Basement	134.60 sq. m.	(1,449 sq. ft.)

Unit 2

Ground Floor	238.70 sq. m.	(2,569 sq. ft.)
Basement	134.40 sq. m.	(1,447 sq. ft.)

Unit 3

Ground Floor	116.20 sq. m.	(1,251 sq. ft.)
Basement	149.20 sq. m.	(1,606 sq. ft.)

The division of the property would be subject to Listed Building Approval & Building Regulation Approval. Floor plans of the property can be provided upon request.

SERVICES

The property is understood to benefit from the provision of all mains services to include gas, electric, water and mains drainage.

Please Note - none of these services have been tested and tenants are advised to satisfy themselves as to their suitability and condition.

OUTGOINGS

We understand the property to be assessed for Uniform Business Rates as follows:-

Description: Restaurant and Premises

Rateable Value: £77,500

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

FIXTURES & FITTINGS

The existing fixtures and fittings on site to include fully fitted kitchen, walk-in freezers and chillers, tables, chairs, cooking and preparation equipment are available by way of separate negotiation.

TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £75,000 per annum paid quarterly in advance.

Rents for the 3 new units can be provided upon request.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for the premises is:-

D - 94

LEGAL COSTS

The ingoing tenant will be responsible for both party's legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company
Christopher J Fox – Tel: 0113 389 1049
Email: cfox@markbrearley.co.uk
Web Site: www.markbrearley.co.uk

(October 2017 – 5631/CJF)

MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049