



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



TO LET

**Substantial Fully Fitted Restaurant & Premises
392.93 sqm (4,229 sqft)**

With Basement Stores/Additional Facilities of 333.5 sqm (3,590 sqft)

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

| | | |
|-------------------------------------|------------|--------------|
| Gross Frontage | 38 m | (125 ft) |
| Built Depth | 11.65 m | (38 ft) |
| Upper Level Restaurant/ Bar Area | 99.08 sqm | (1,066 sqft) |
| Restaurant Facilities | 188.64 sqm | (2,031 sqft) |
| Customer Toilet Facilities | ---- | (---- |
| Kitchen | 69.84 sqm | (752 sqft) |
| Freezer/Prep Room | 19.36 sqm | (208 sqft) |
| Rear Stores | 16.01sqm | (172 sqft) |

Basement

| | | |
|-------------------------|------------|--------------|
| Beer Cellar | 38.62 sqm | (416 sqft) |
| Stores/Staff Facilities | 267.85 sqm | (2,883 sqft) |
| Chiller Room | 27.07 sqm | (291 sqft) |

| | |
|--|--------------------------------|
| Approx. Total Net Internal Floor Area | 726.47 sqm (7,820 sqft) |
|--|--------------------------------|

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 2016/2017 is 49.7 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.

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
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(July 2016 – 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.

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