

AVAILABLE BY WAY OF SUBLEASE

Flexible Retail / Clinic / Leisure Opportunity
c. 900 ft² over GF & FF

13 Grand Arcade, New Briggate, Leeds, LS1 6PQ



Location:

- Located in The Grand Arcade between New Briggate and Vicar Lane, adjacent to the Grand Theatre and Opera North.
- The Arcade is a stunning Grade II listed building, home to a diverse range of tenants and uses, including retail, beauty, bars, restaurants and cafés.
- Tenants include Zaap Thai, Stuzzi, Roxy, Ohana Bar & Restaurant, NQ64, Lords Barbers/ Domino Club, Tailors, Sonder & Alfonso's Deli.
- The Arcade has undergone refurbishment, with new Yorkshire stone paving and hanging lanterns adding to the period charm of the location.
- The surrounding area currently supports approximately 9,000 existing residential and student beds, with further developments in the pipeline, providing a strong customer base.

Accommodation:

- The available space is c. 900 ft² over 2 floors: ground floor unit of approx. 243 ft² and first floor extending to approx. 658 ft².
- Stairs lead to first floor where there are 3 parts to the accommodation.
- The ground floor unit features a large shop window and a partially glazed shop door, providing excellent visibility.
- Well-suited for a variety of uses, such as retail, a hair or beauty salon, a dental practice, or creative studios.
- Potential for repurposing into a bar or café, subject to necessary approvals.
- There is also an opportunity for external seating within the covered Arcade, subject to the landlord's consent.

Opportunity & Location:

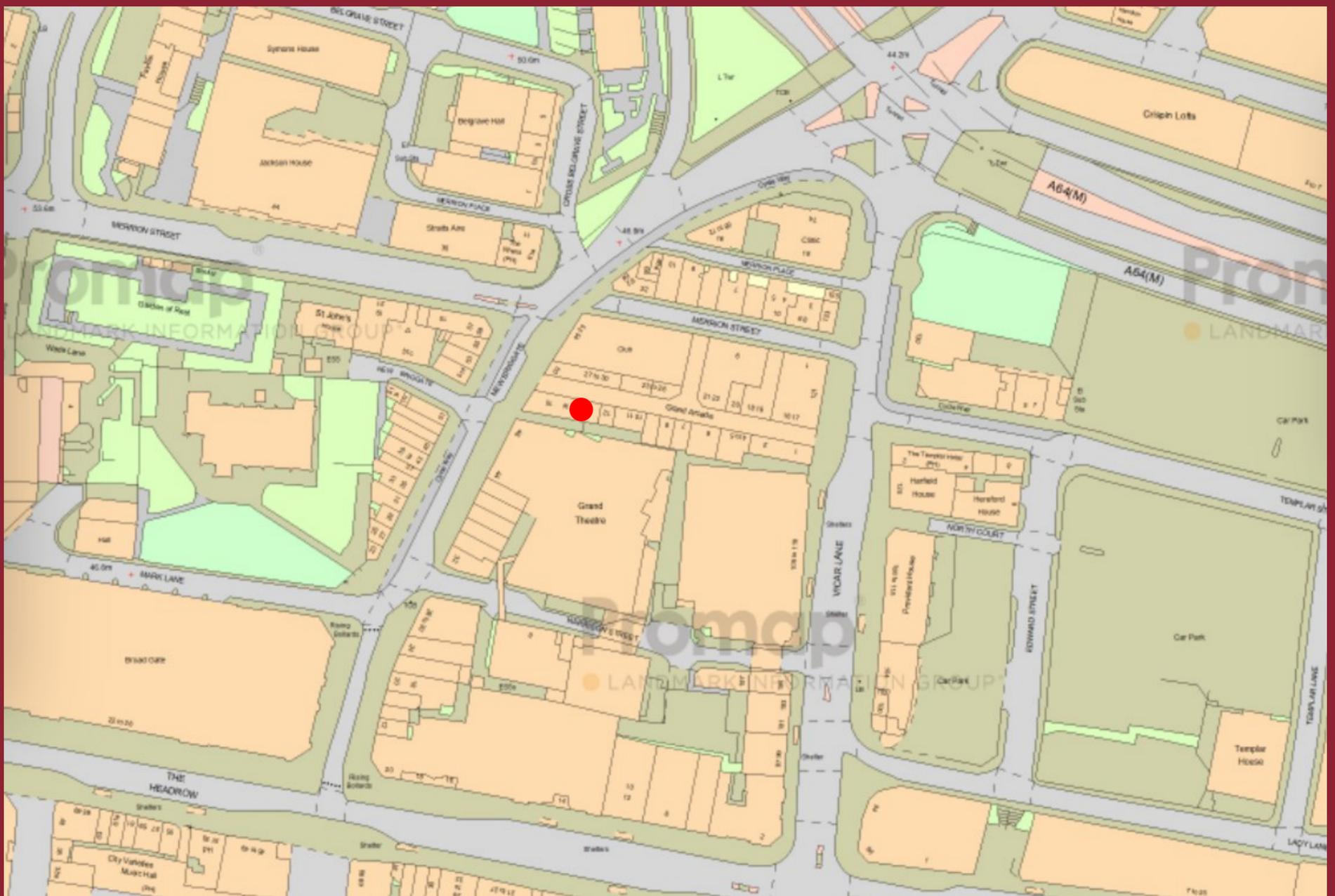
The subject property is part of the Grand Arcade, a well-known and respected Grade II listed building in the Northern Quarter. There is a well-established F&B circuit nearby, with popular bars and restaurants such as NQ64, ZAAP, Stuzzi, Roxy Ball Rooms, and the Arcade's quality independent operators such as Dominos, Ohana Bar & Restaurant. In addition there are other uses within the arcade including Tailors and Sonder, a new lifestyle store.

The Arcade is enclosed with a glass lantern roof and provides for seating in front of each unit with an attractive Yorkshire stone paved flooring. Given the presence of several Food & Beverage operators – Tailors, Bar Santiago & Casa Columbia, Domino Club, and new kid on the block, Alfonso's Deli – the seating creates a vibrant atmosphere day and night.

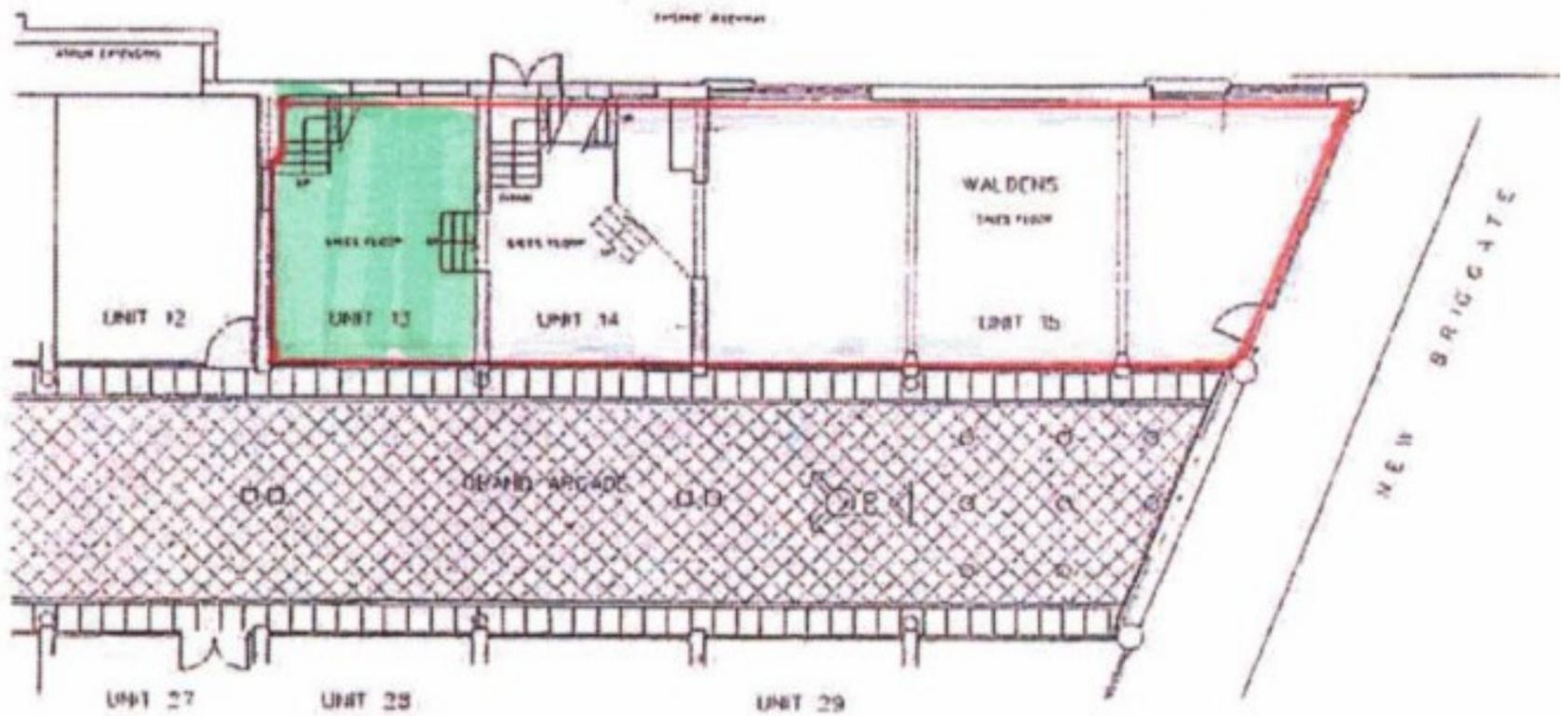
The available unit comprises approximately 900 square feet (84 square metres) of versatile space, offering a prime opportunity for businesses seeking a well-positioned, self-contained premises. Designed to maximize visibility and customer engagement, the unit features a prominent shopfront with a large display window and a partially glazed entrance door, ensuring an inviting and professional presence.

The unit is offered as a stripped out shell and its adaptable layout makes it well-suited for a variety of commercial uses, including retail, a hair or beauty salon, a dental practice, or creative studios. Furthermore, with the necessary approvals, the space presents an excellent opportunity to be repurposed as a bar or café, capitalizing on its prime location and customer footfall.

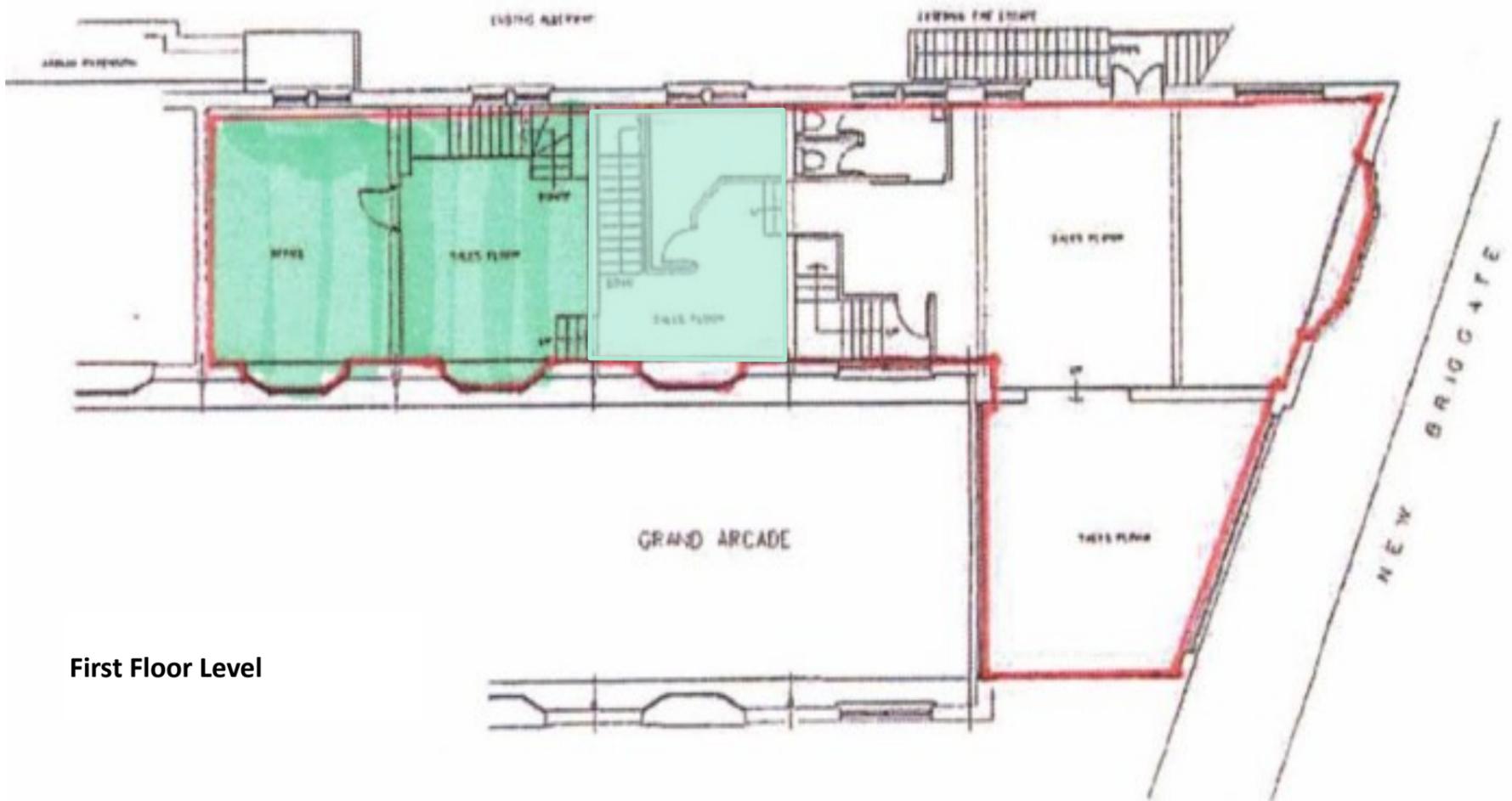
Close by the LGI have invested £450 million in the Innovation District providing 94,000 sq m of health care facilities, which will bring further footfall to the area. The surrounding high-rise accommodation blocks also house thousands of students, who bring much custom to the locale.



Floor Plans



Ground Floor Level



First Floor Level

Accommodation Table

Unit	Floor	Ft ²	M ²
Unit 13	Ground Floor	243.55	22.63
Units 13–15	First Floor	657.85	61.1
	Total	901.40	83.74



Buildings Insurance:

The current premium for the premises is £1,408.37 plus VAT paid annually in advance.

Planning:

The unit has planning for Class E.

Terms:

The property is available by way of a sublease expiring before 11th July 2028.

EPC:

Will be provided upon request.

VAT:

The property is elected to charge VAT.

Rateable Value:

The sub tenant will pay a 25% proportion of the total rates payable to the tenant amount

Service Charge:

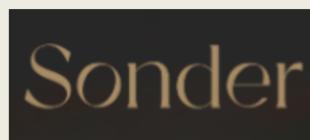
The current service charge for the premises is £ 4,302.04 plus VAT per annum, payable quarterly in advance

Legal Costs:

Each party to be responsible for their own legal costs incurred in any transaction.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.



All Enquiries:

For further information or to arrange a viewing please contact either FLJ or our Joint Agents ATC:

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Misrepresentations Act: Details prepared October 2025

Fox Lloyd Jones on behalf of the proposing vendor or lessor and on their own behalf give notice that

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