



Lease for Sale

19 Ash Road, North Lane, Headingley, Leeds, LS6 3JJ

Upon the instructions of the Joint
Administrators of the Sixes Growth Limited



Sanderson
Weatherall



- » Prime Leisure unit Lease for sale
- » Located in the Headingley suburb of Leeds
- » Busy and popular student area
- » Fully fitted bar/leisure unit with existing licence
- » Premium offers invited for the lease
- » Fixtures and fittings available by way of separate negotiation

Location

Headingley is located approximately 2 miles from the centre of Leeds. It is home to Leeds Beckett University and famous for the Headingley Cricket and Rugby Stadiums.

A popular and vibrant suburb well known for its lively nightlife and numerous pubs, bars and restaurants.

Situation

The property is situated at the junction of North Lane and Ash Road in the centre of Headingley midway between Otley Road and the Cricket Stadium.

Other occupiers in the immediate vicinity include The Headingley Tap, Jino's Thai Cafe, The Head of Steam, Sainsburys, Pepe's Piri Piri and numerous others.

Description

The property is planned on ground and first floors and has an extensive frontage to The Headingley Rose Garden.

At first floor level there are large balcony's to both front and rear providing outdoor seating space.

To the rear is a public car park and an area for servicing directly into the ground floor.

The property is fully fitted out with a kitchen at ground floor and bars at both ground and first floor. The current Tenant, Sixes, has also installed a number of Cricket simulators on each floor.

Ground Floor



First Floor



Tenure

The property is offered on the basis of an assignment of the existing leasehold interest.

The lease is from 6th September 2024 for a term of 20 years on full repairing and insuring terms. The passing rent is £160,000 pax which will increase in September 2026 to £170,000 pax.

Rent reviews are at 5 yearly intervals and are to be to the higher of the Open Market Rent or the increase in RPI over the period whichever is the higher.

The lease also benefits from a tenants break clause operable at the end of the 10th year of the term.

Licence

The Administrators now hold the Premises Licence which allows the sale of alcohol between the hours of 10.00 and 00.30 daily. It is envisaged that this will be transferred to the purchaser of the lease.

Accommodation

The premises comprise the following approximate floor areas.

Ground Floor GIA	427.80 sq m	4,605 sq ft
First Floor GIA	379.96 sq m	4,090 sq ft

Please note that these areas have been estimated from floor plans and are subject to verification.

Rateable Value

The property has a rateable value as from the 1st April 2026 of £144,000.

EPC

The property has an energy performance rating of 73 C. A copy of the certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal and other costs incurred in the transaction.

VAT

The property is elected for VAT so this will be payable on the rent and premium.

Rent Deposit

The incoming tenant may be required to pay a rent deposit dependant upon financial status.

Anti-Money Laundering

In accordance with Anti-Money Laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Proposal

The Lease

Premium offers are invited for an assignment of the existing lease.

Fixtures and Fittings

Premium offers are invited for the existing fixtures and fittings further details of which are available upon application.

Important Notice

Please note that the Joint Administrators act as agents of the Sixes Growth Limited and without personal liability.

Viewings

Viewings are strictly by appointment with the sole agents.

Sanderson Weatherall

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