

**FITTED BAR AVAILABLE TO LET BY WAY OF
ASSIGNMENT or NEW LEASE (Subject to Landlord's Approval)**
c. 1854 ft² over GF, FF & 2nd F

52 New Briggate, Leeds, LS1 6NU



Location:

- Located on New Briggate next to the top entrance to The Grand Arcade, which is adjacent to the Grand Theatre and Opera North.
- New Briggate is the extension of Briggate, the principal pedestrianised shopping street in Leeds, extending north beyond The Headrow.
- The unit is located adjacent to popular bar Brotherhood of Pursuits & Pastimes.
- The Grand Arcade is a stunning Grade II listed building, with tenants including Zaap Thai, Stuzzi, Roxy, Ohana Bar & Restaurant, NQ64, Lords Barbers/ Domino Club, Tailors, Sonder & Alfonso's Deli.
- 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. 1854 ft² over 3 floors:
 - ◊ Ground Floor 815 ft²
 - ◊ First Floor 641 ft²
 - ◊ Second Floor 398 ft²
- The ground floor benefits from a fully glazed shop front, providing excellent visibility.
- Currently fitted as a bar and beer cellar
- Potential for repurposing into alternative uses including a restaurant or café or retail, hair & beauty, subject to necessary approvals.
- There is also an opportunity for external seating, subject to pavement licence from Leeds City Council (which is currently approved).

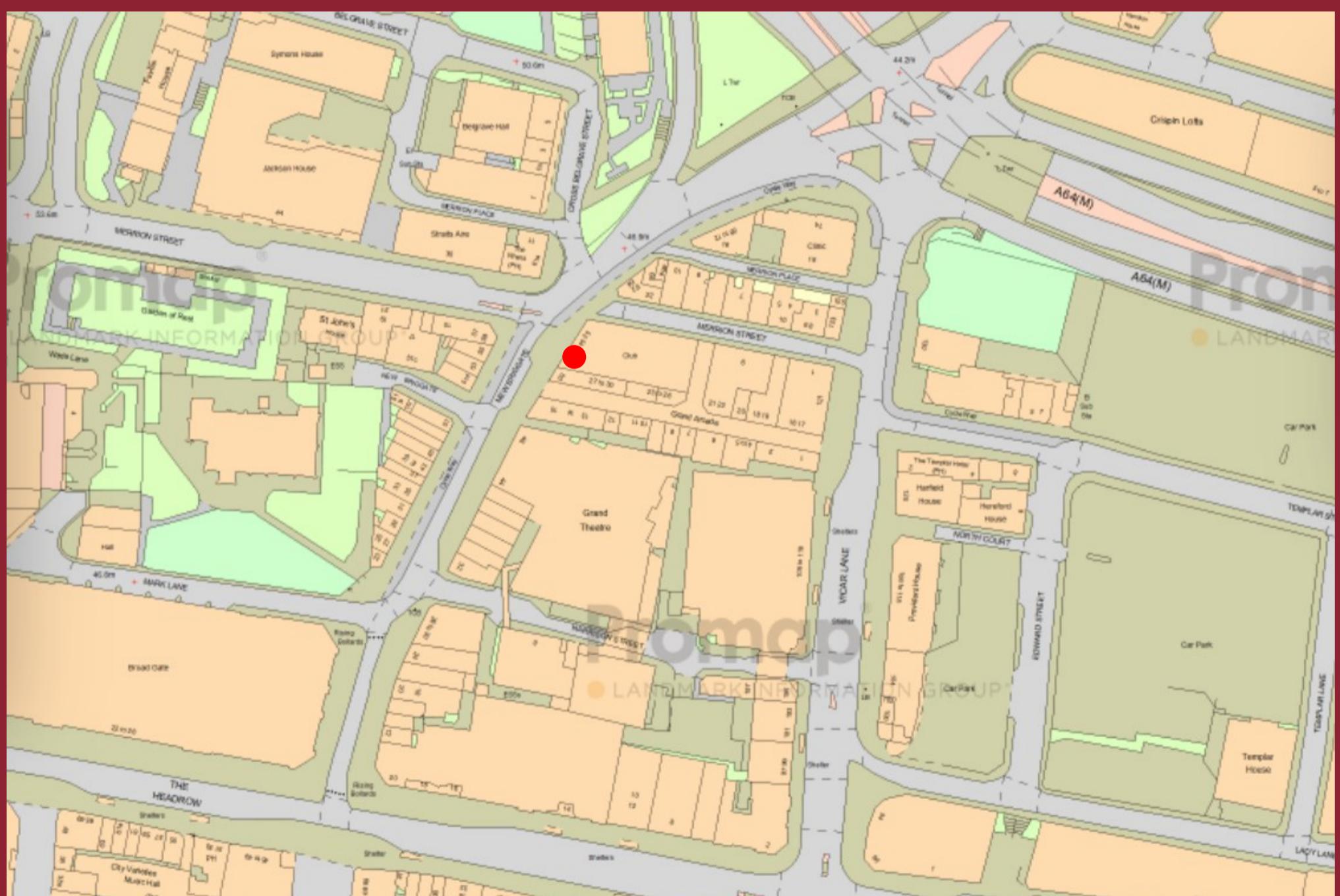
Opportunity & Location:

The subject property is situated next to the entrance to 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 Mojos, NQ64, ZAAP, Stuzzi, Roxy Ball Rooms, and the Arcade's quality independent operators such as Dominos, Alfonso's, Ohana Bar & Restaurant. In addition there are other uses within the arcade including Tailors and Sonder, a new lifestyle store.

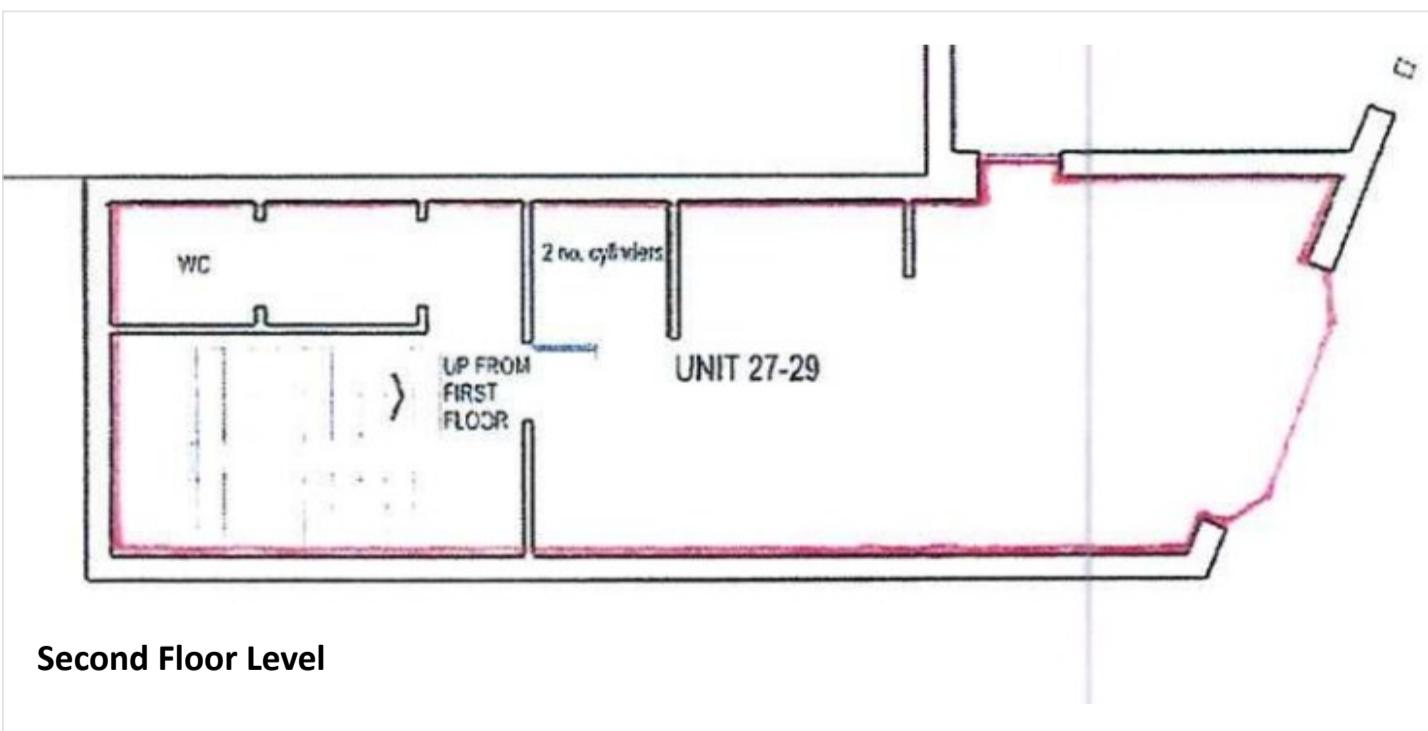
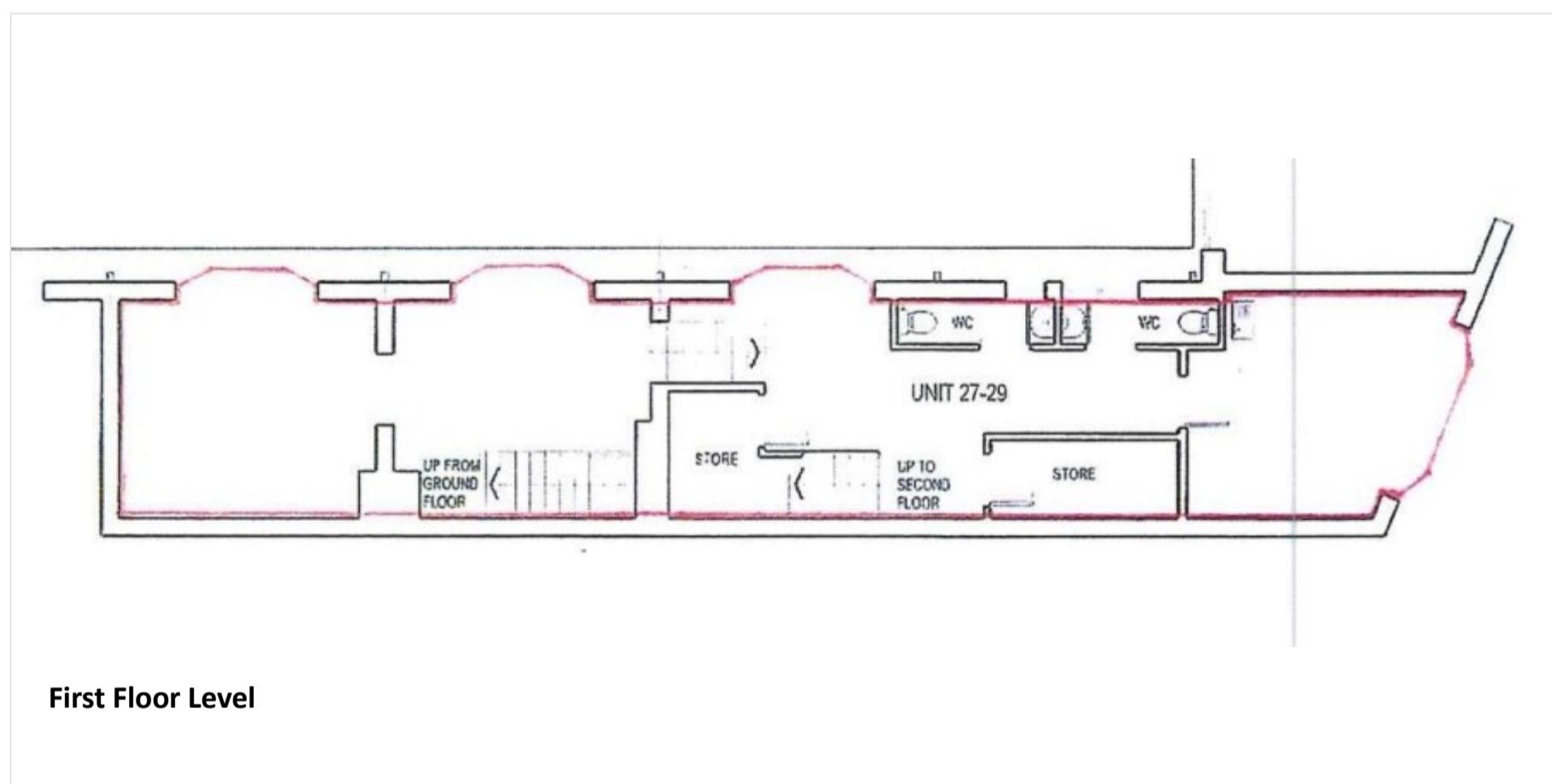
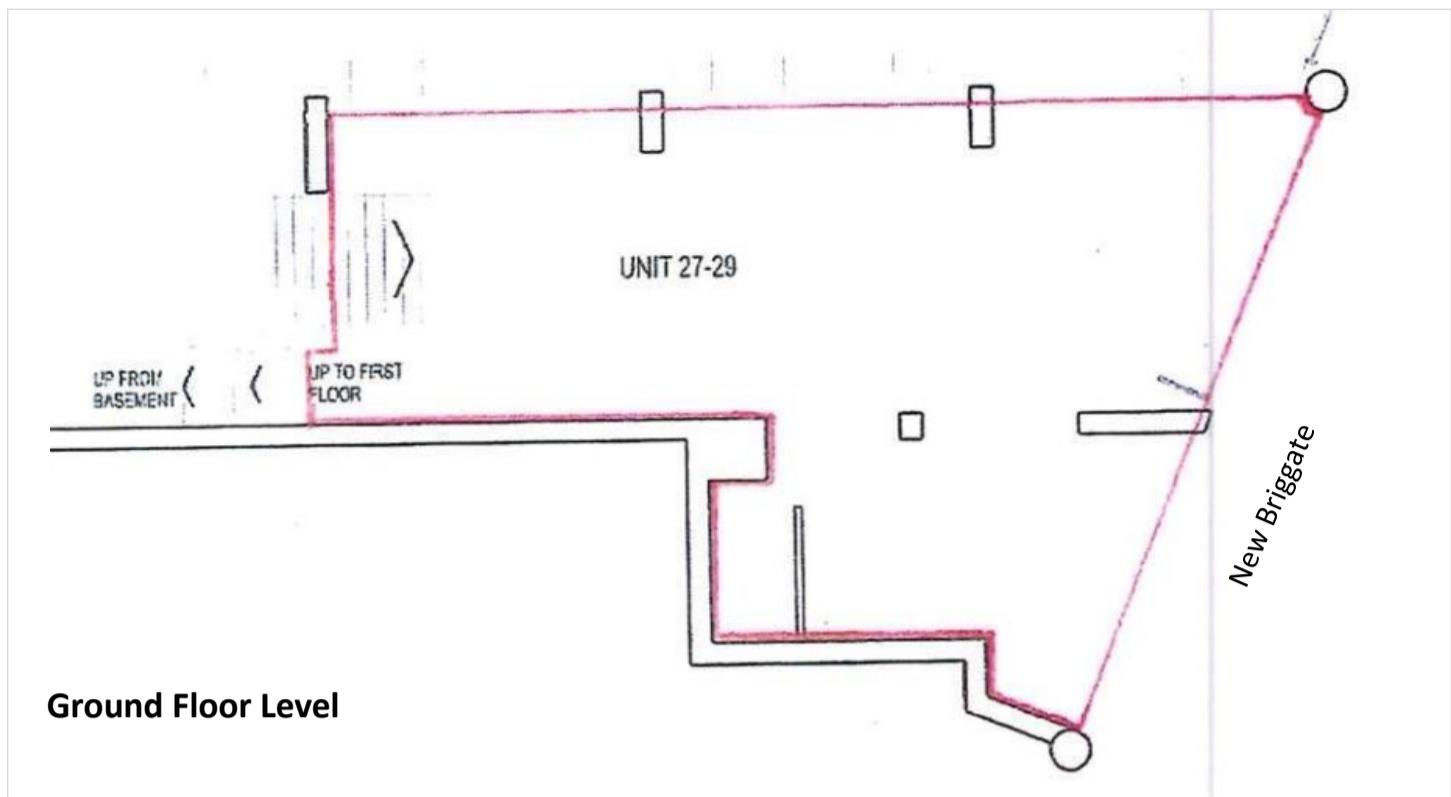
The unit is located fronting New Briggate with great prominence and heavy footfall and traffic movements. The unit has external seating on the pavement area to the front and as is utilised by Brotherhood next door.

The unit is offered as a fully fitted bar. It comprises approximately 1855 square feet (172 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.

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



Accommodation Table

Floor	Ft ²	M ²
Ground Floor	815	75.7
First Floor	641	59.6
Second Floor	398	36.9
Total	1854	172.2



Rent:

£50,000 per annum

Buildings Insurance:

The current premium for the premises is £3,500 plus VAT paid annually in advance.

Service Charge:

The current service charge for the premises is £4,876.40 plus VAT per annum, payable quarterly in advance

Planning:

The unit has planning for Class E.

Terms:

The property is available either by way of assignment of the existing lease which expires on 25th July 2027 or new lease on a new term of years to be agreed, subject to Landlord's approval.

EPC:

The certificate will be provided upon request.

VAT:

The property is elected to charge VAT.

Rateable Value:

The Current Rateable Value is £20,750.00. Interested parties are advised to make their own enquiries of the Local Rating Authority for confirmation of the rates payable.

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 December 2025

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

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