

TO LET

Unique Retail / Leisure Opportunity Available c.655 sq ft

8–9 Grand Arcade, New Briggate, Leeds, LS1 6PQ



Location:

- Located in The Grand Arcade between New Briggate and Vicar Lane, adjacent to 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.
- Surrounded by a number of independent operators offering a vibrant and strong mix of uses to generate daytime and evening footfall.
- Currently c. 9,000 existing residential + student beds in the local vicinity.

Accommodation:

- The available space is c. 655 ft² on the ground floor only.
- The unit has a large double display window
- The premises is well-suited for a variety of uses, the previous use being for F&B
- There is also an opportunity for external seating within the covered Arcade, subject to the landlord's consent.



Opportunity & Location:

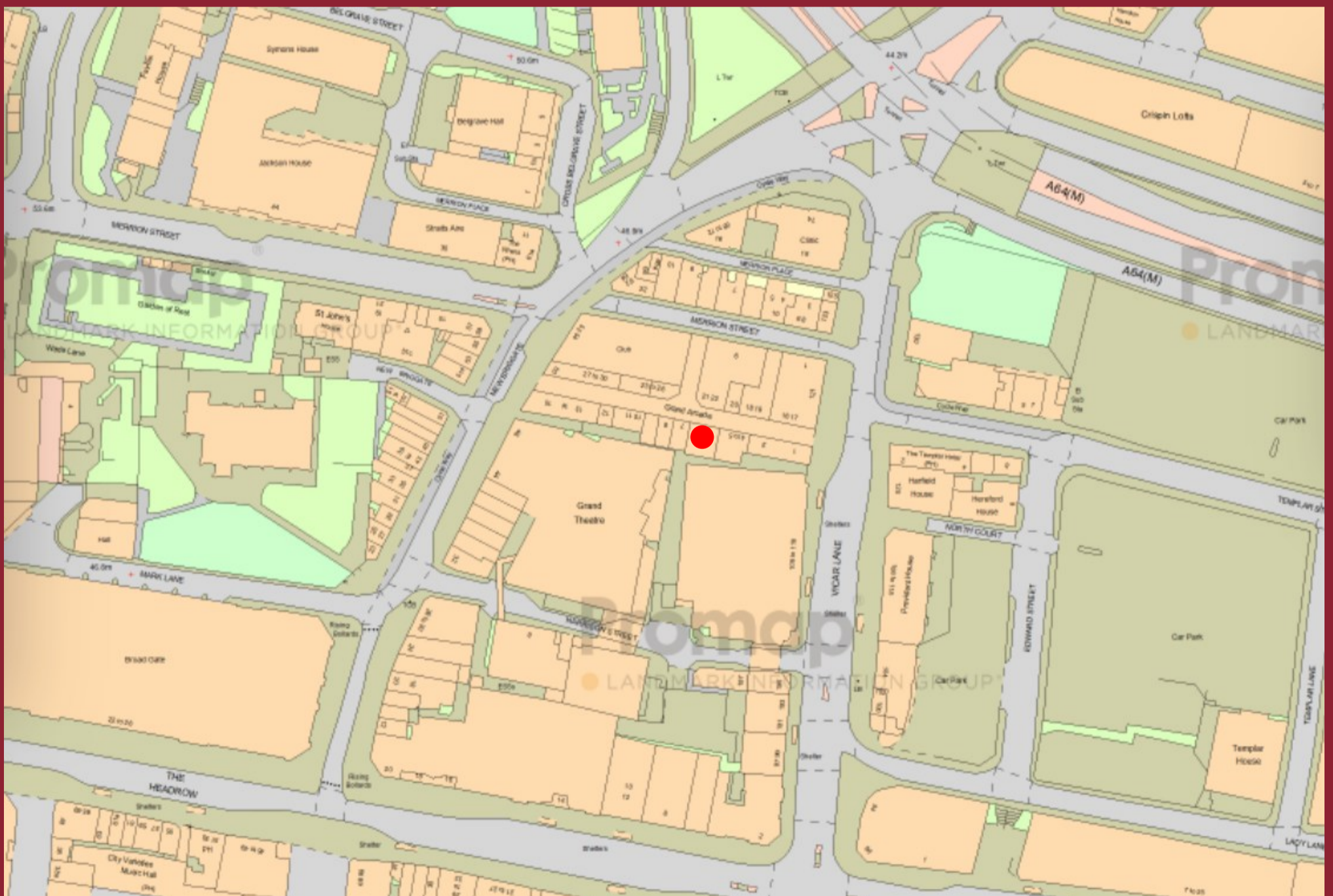
The subject property is part of the Grand Arcade, a well-known and respected Grade II listed building in the Northern Quarter. There is a well-established F&B circuit nearby, with popular bars and restaurants such as NQ64, ZAAP, Stuzzi, Roxy Ball Rooms, and the Arcade's quality independent operators such as Dominos, Ohana Bar & Restaurant. In addition there are other uses within the arcade including Tailors, Diamond & Dagger (piercing studio), H8OUSE of ART 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, 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 655 square feet (60 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 is well suited for a variety of uses.

The unit has been fully stripped out by the former tenant. Capped off services remain, presenting a blank canvas for the incoming occupier. Furthermore, with the necessary approvals, the space presents an excellent opportunity to be refitted as a bar, 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.

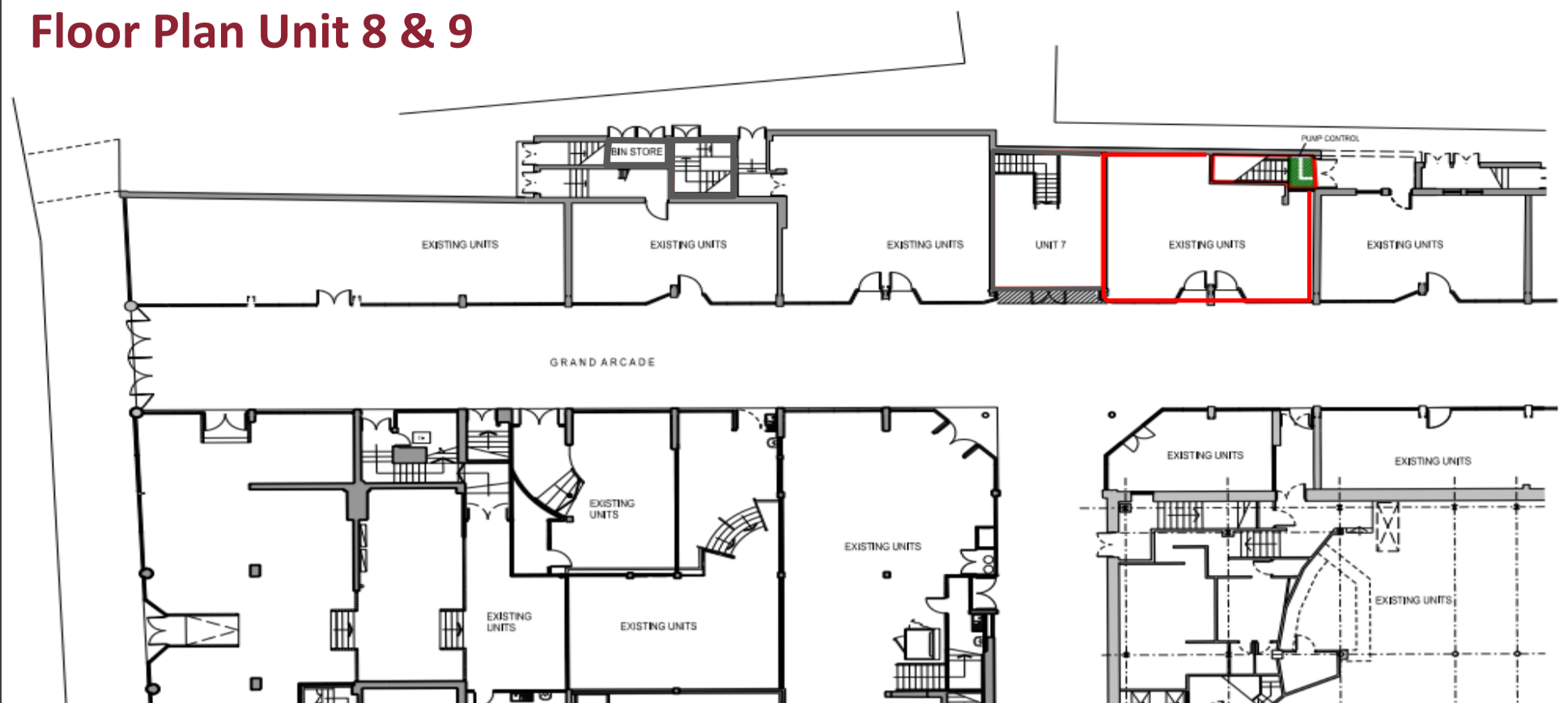


Gallery



Details Prepared February 2026

Floor Plan Unit 8 & 9



Rent:

£30,000 + VAT

Buildings Insurance:

The current premium for the premises is £954.00 + VAT paid annually in advance.

Planning:

The unit has planning for Class E.

Terms:

The property is available by way of an effective repairing and insuring lease for a term to be negotiated.

EPC:

Available upon request.

VAT:

The property is elected to charge VAT.

Rateable Value:

The rateable value 2026/2027 is £21,500, Unit is eligible for small business rates relief but please check this with the local authority

Service Charge:

The current service charge for the premises is £1,854.00 + VAT per annum, payable quarterly in advance

Legal Costs:

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

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 March 2026

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